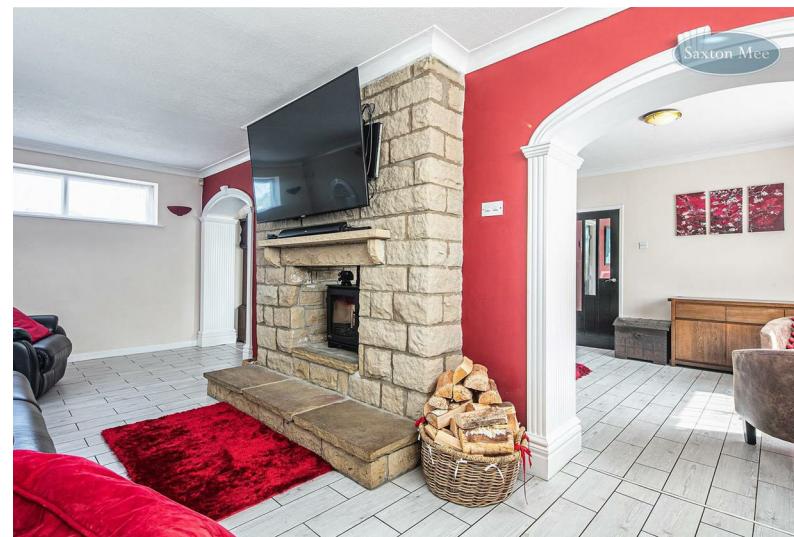


Saxton Mee

Saxton Mee



**Hollin Busk Lane Deepcar Sheffield S36 1QP**  
**Price Guide £365,000**

**St Luke's**  
Sheffield's Hospice

# Hollin Busk Lane

Sheffield S36 1QP

**Price Guide £365,000**

PRICE GUIDE £365,000-£375,000 \*\* FREEHOLD \*\* Situated in this popular location is this spacious, four bedroom detached Dormer bungalow which enjoys a lovely rear garden and benefits from both front and rear driveways providing off-road parking for several cars, a detached garage, uPVC double glazing and gas central heating. In brief, the flexible living accommodation comprises, front uPVC entrance door which opens into the sunroom with access to the entrance hall. There is access to the dining room, kitchen and the good size fourth bedroom. The dining room has a large window filling the room with natural light. There is a double fronted log burning stove which is set in an attractive brick surround which is the focal point of the room. Two large archways lead into the into the lounge, again with feature brickwork. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates a Belfast sink. There is an island which incorporates the four ring induction hob. Integrated appliances include a double electric oven. From the entrance hall, a staircase leads rises to the first floor where there are three bedrooms, a bathroom and a separate WC. Bedroom one is a good size double and has a useful shower unit to one side and benefits from fitted wardrobes. Double bedroom two benefits from a fitted wardrobe. Bedroom three is a good size size single and again benefits from a fitted wardrobe. The bathroom has a bath with overhead shower and a wash basin.

- FOUR BEDROOM DETACHED DORMER BUNGALOW
- WELL PRESENTED FLEXIBLE LIVING ACCOMMODATION
- MODERN KITCHEN, LOUNGE, DINING ROOM & SUN ROOM
- AMPLE OFF-ROAD PARKING
- DETACHED GARAGE
- FULLY ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL AREA
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





#### OUTSIDE

To the front is a large driveway providing off-road parking and a front garden. Access down the side of the property to the fully enclosed rear garden which is mostly laid to lawn and includes a patio area Attractive rear outlook.

#### LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

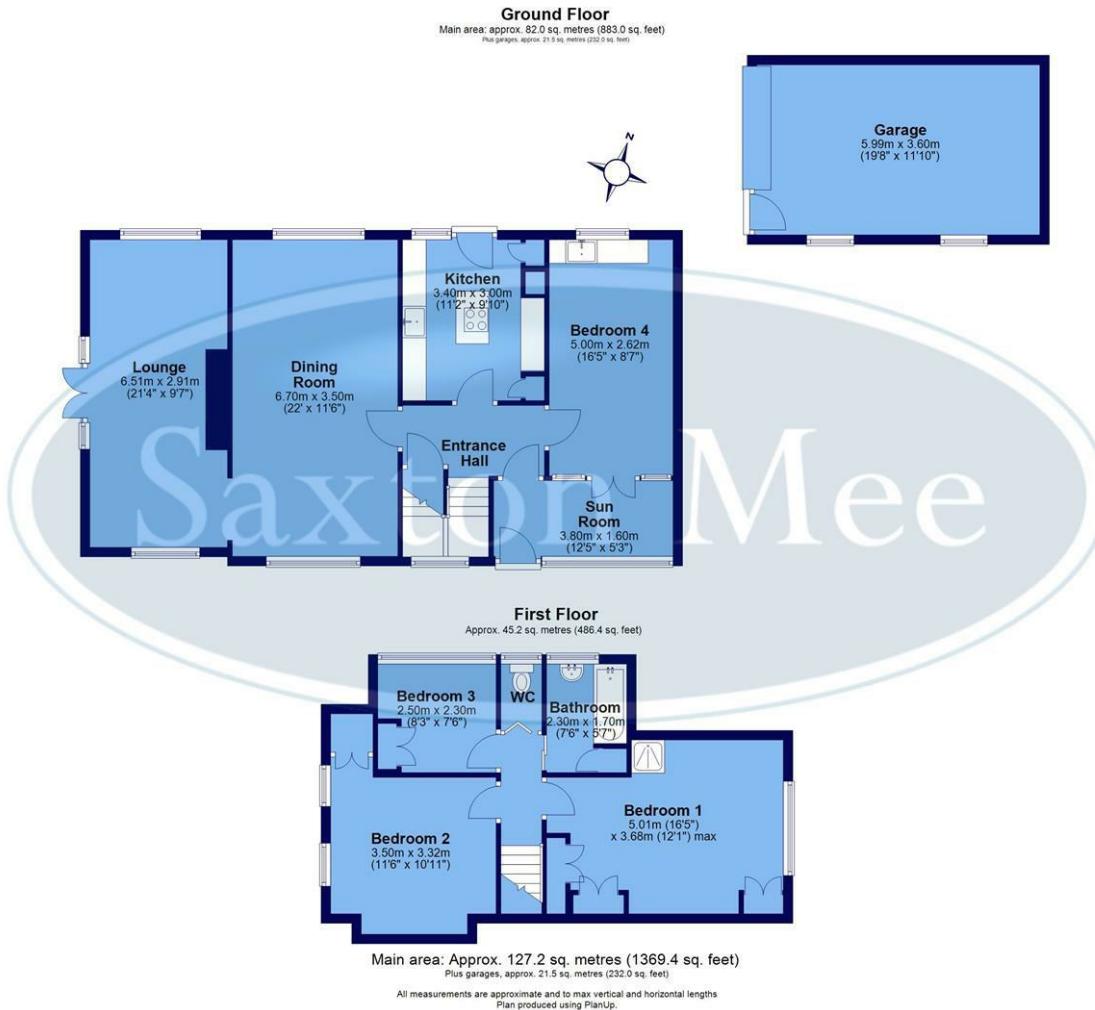
#### MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

#### VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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[onTheMarket.com](http://onthemarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	79

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
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