



Coultas Avenue, Deepcar, Sheffield, S36 2PT



**Guide Price £150,000**

**GUIDE PRICE £150,000-£160,000 \*\* NO CHAIN \*\* FREEHOLD \*\***  
Situated at the end of this quiet cul-de-sac position is this effectively extended, three good sized bedroom terrace property which benefits from a fully enclosed rear garden, off-road parking, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises: uPVC entrance door which opens into the entrance hall with access into a utility with space and plumbing for a washing machine and which houses the gas boiler. Access into the lounge, dining room and kitchen. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. New integrated electric oven. Housing and plumbing for a dishwasher and a rear uPVC entrance door. The extended lounge has a storage cupboard under the stairs. A large opening leads into the dining room with sliding patio doors opening onto the rear garden. From the lounge, a staircase rises to the first floor landing with access into the three good sized bedrooms, two benefit from fitted wardrobes. Four piece suite bathroom including bath, shower cubicle, WC and wash basin.

**OPEN 7 DAYS A WEEK**





## OUTSIDE

A brick wall encloses the front lawned garden. Gravelled driveway. Shared access leads to the rear garden which is mostly laid to lawn. Garden shed.

## 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.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

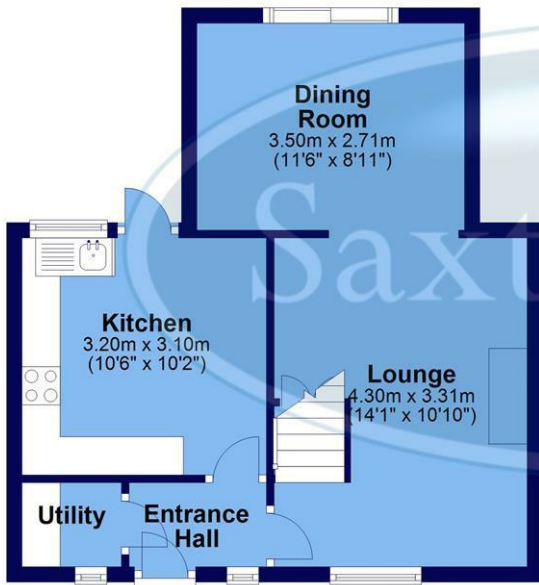
Greg Ashmore MNAEA





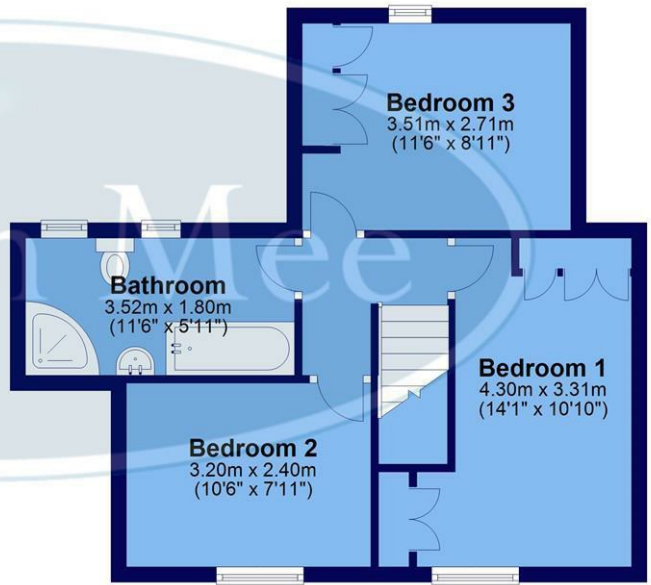
## Ground Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



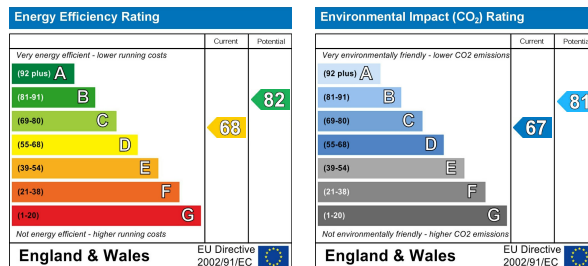
## First Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 78.8 sq. metres (848.7 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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