

Saxton Mee

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Carr Road Deepcar Sheffield S36 2PR
Guide Price £285,000



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GUIDE PRICE £285,000-£295,000 ** FREEHOLD ** Viewing is essential to appreciate this two bedroom, two bathroom semi detached bungalow which is situated on this generous corner plot. The property enjoys lovely gardens and benefits from off-road parking, garage, summer house, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front door into the extended kitchen which has a modern and contemporary range of units with contrasting Oak worktops which incorporate the double pot sink with mixer tap over. Integrated appliances include a fridge and freezer along with housing for a five ring Range cooker with double oven with extractor above and the housed gas boiler. There is access to the bathroom and the lounge/dining room. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

The hub of this home is the open plan lounge and dining room. This bright and airy space has two Velux windows and high ceilings. A lovely feature is the exposed brick fireplace.

An opening leads through to a utility with space and plumbing for a washing machine and fitted units. Double doors then open into the garden room with a recently insulated roof and uPVC doors opening to the rear garden.

From the lounge, there is access to the two bedrooms, the principal has the added advantage of an en suite shower room and walk-in wardrobe.

From the lounge, steps lead to a mezzanine level.

- LOVELY FAMILY HOME
- PRINCIPAL BEDROOM WITH WALK-IN WARDROBE & EN SUITE
- THREE PIECE SUITE BATHROOM
- FABULOUS LOUNGE & DINING ROOM
- MODERN KITCHEN
- UTILITY & GARDEN ROOM
- OFF-ROAD PARKING
- DETACHED GARAGE
- GENEROUS CORNER PLOT
- FOX VALLEY SHOPPING CENTRE





OUTSIDE
Off-road parking leads to a detached garage with electric door, power and lighting. Double gates open to a further off-road parking area. The lovely gardens have seating areas, lawned gardens and planted areas. There is a summer house with further off-road parking behind.

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.

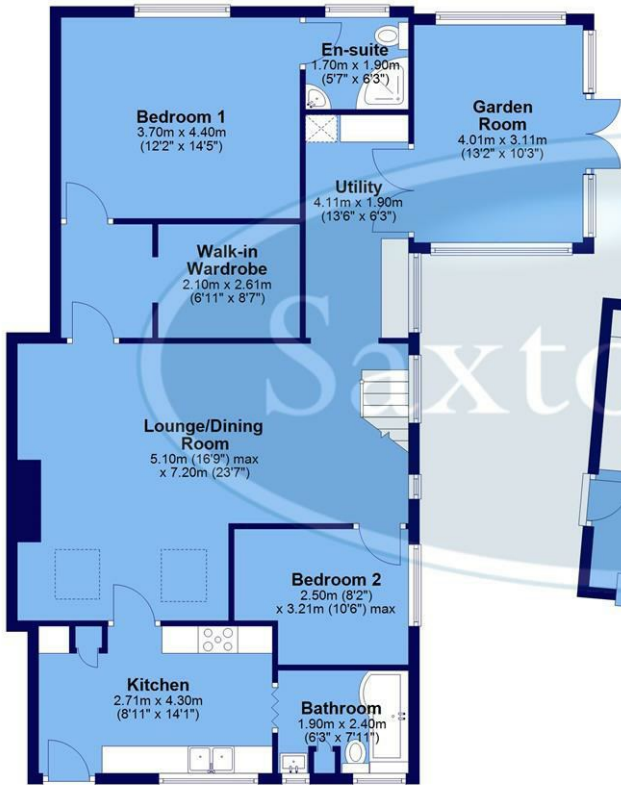
MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band A.

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.

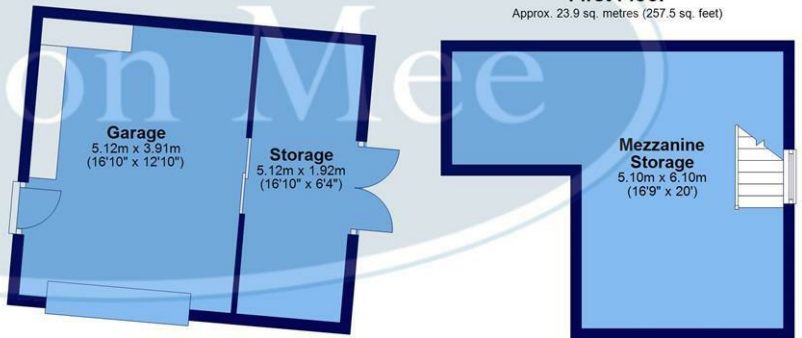
Ground Floor

Main area: approx. 107.0 sq. metres (1152.0 sq. feet)
 Plus garages: approx. 20.1 sq. metres (215.9 sq. feet)
 Plus storage: approx. 9.8 sq. metres (105.8 sq. feet)



First Floor

Approx. 23.9 sq. metres (257.5 sq. feet)



Main area: Approx. 131.0 sq. metres (1409.5 sq. feet)
 Plus garages: approx. 20.1 sq. metres (215.9 sq. feet)
 Plus storage: approx. 9.8 sq. metres (105.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 72 | 77 |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 68 | 72 |
| | EU Directive 2002/91/EC | | |