

Saxton Mee

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Rookery Dell Deepcar Sheffield S36 2ND
Guide Price £425,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £425,000-£450,000 ** FREEHOLD ** Viewing is essential to appreciate the accommodation on offer of this four bedroom, two bathroom detached property situated at the end of this cul-de-sac. The property enjoys a private rear garden and benefits from a double-width driveway, integral garage, principal bedroom with en-suite and dressing room, uPVC double glazing and gas central heating.

Set over three levels, the spacious and well presented living accommodation briefly comprises: enter through a storm porch and uPVC door into the entrance hallway with a downstairs WC. Access into the lounge and the kitchen/breakfast room. The lounge has a front bay window filling the room with natural light, while the focal point of the room is the gas fire set in an attractive surround. Double doors then open into the dining room. The kitchen/breakfast room has a range of wall, base and drawer units with a contrasting work surface which incorporates the sink and drainer. Integrated appliances include electric oven, four ring hob with extractor above, dishwasher, fridge along with housing and plumbing for a washing machine.

From the kitchen, a staircase descends to the lower ground floor with access into the family room with uPVC French doors opening onto the rear garden and a study/bedroom five which has a uPVC door opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, the four bedrooms and the family bathroom. The principal bedroom has a dressing area and en suite with a large walk-in shower, WC and wash basin set in a combination unit. Double bedroom two has fitted wardrobes. Double bedroom three again has fitted wardrobes. Bedroom four is to the rear aspect. The bathroom has a four piece suite including bath, separate shower enclosure, WC and wash basin set in a combination unit.

- IDEAL FAMILY HOME
- SPACIOUS & WELL PRESENTED LIVING ACCOMMODATION
- FOUR BEDROOM, THE PRINCIPAL WITH EN SUITE & DRESSING ROOM
- LOUNGE, DINING ROOM & KITCHEN
- FURTHER LOUNGE & STUDY/BEDROOM FIVE
- DOUBLE-WIDTH DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front is a double-width driveway which leads to the garage with an up and over door. Front lawn. Accessed down either side of the property is the fully enclosed rear garden which includes a wooden decked seating area, lawn and garden shed. An added advantage is the residents communal parking.

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.

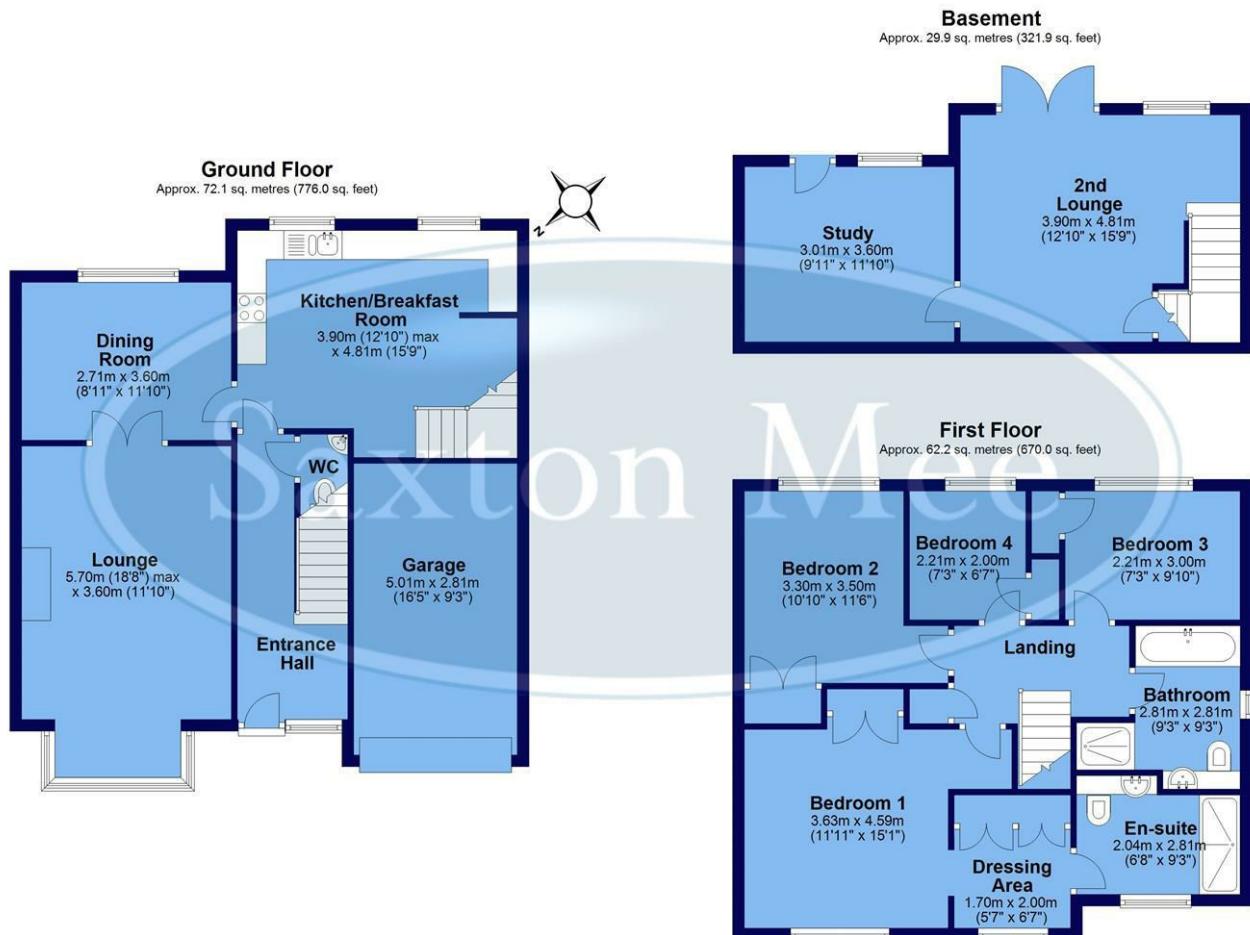
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

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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st luke's
Sheffield's Hospice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	
(B1-B1)	B	
(B2-B9)	C	
(D5-D8)	D	
(E9-E4)	E	
(F1-F8)	F	
(G1-G8)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A	
(B1-B1)	B	
(B2-B9)	C	
(D5-D8)	D	
(E9-E4)	E	
(F1-F8)	F	
(G1-G8)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		