Saxton Mee

Manchester Road Deepcar Sheffield S36 2RF
Offers In The Region Of £125,000

St Luke's
Sheffield's Hospice

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** FREEHOLD **NO CHAIN ** Situated on this popular residential road is this two bedroom, stone fronted end terrace which benefits from a rear patio garden with no third party access, uPVC double glazing and gas central heating. The living accommodation briefly comprises, uPVC entrance door which opens into the good size lounge with a large front window allowing natural light, attractive flooring and an electric fire. A door then opens into the inner lobby with access into the dining kitchen which has a range of wall, base and drawer units with a complementary worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated electric oven along with housing and plumbing for a washing machine. A cupboard houses the gas boiler and there is a rear uPVC entrance door. A door then opens to the cellar head with steps descending to the cellar which is of similar size to the lounge and offers useful storage. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The master is a fantastic size, is front facing and has ample space for furniture. Bedroom two is to the rear of the property and benefits from a storage cupboard over the stairs and has access into the loft space. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- SPACIOUS TWO BEDROOM END TERRACE
- GOOD SIZE LOUNGE & KITCHEN
- CELLAR WHICH IS USEFUL FOR STORAGE
- THREE PIECE SUITE BATHROOM
- REAR PATIO GARDEN WITH NO THIRD PARTY ACCESS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT
- EASY ACCESS TO SHEFFIELD & MOTORWAYS

OUTSIDE
Shared access leads to the rear garden with a patio and no third party access.

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.

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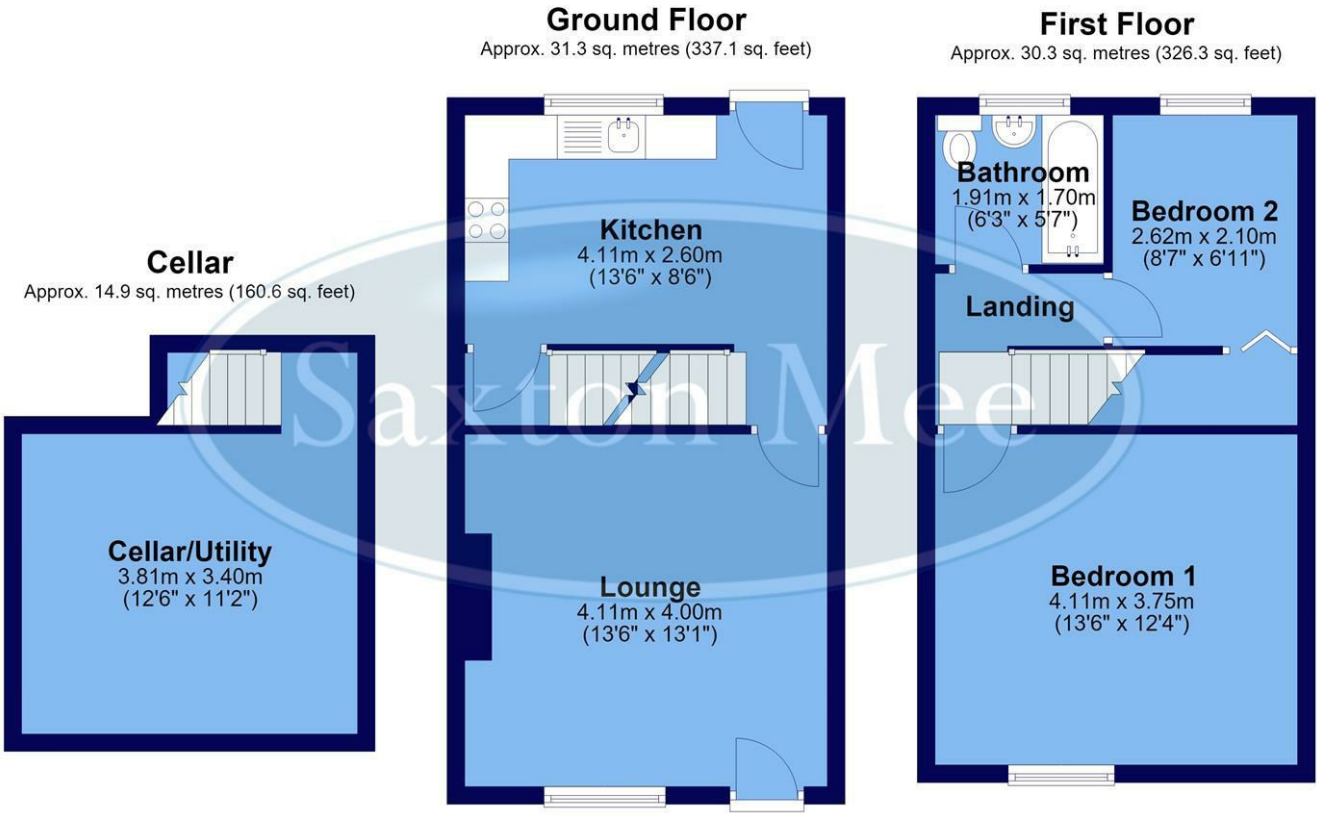

Total area: approx. 76.6 sq. metres (824.0 sq. feet)

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

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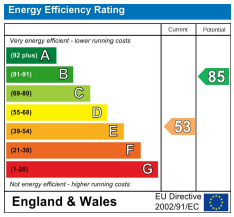

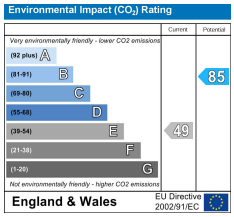

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