



Townend Lane, Deepcar, Sheffield, S36 2TS



GUIDE PRICE £440,000-£455,000 An exciting opportunity has arisen to purchase this individually built, four bedroom, two bathroom detached property which enjoys stunning views, front and rear gardens and benefits from ample off-road parking, two garages, uPVC double glazing and gas central heating. With over 2,360 square foot of versatile living accommodation this briefly comprises of front entrance door which opens into the spacious entrance hall with a store room and access into a shower room comprising shower cubicle, WC and wash basin. Access into the kitchen having a range of wall, base and drawer units with complimentary work surfaces which incorporate the sink, drainer and hob with extractor above. Integrated appliances include double electric oven and dishwasher. Entrance door opening onto the balcony. Access into the superb dining room and lounge, this fantastic space has numerous windows filling the room with natural light, double doors again open onto the balcony, while the focal point is the attractive fireplace. From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms, the three double bedrooms all benefiting from fitted wardrobes. Family bathroom with a full suite comprising bath, shower cubicle, bidet, WC and wash basin set in a vanity unit. The lower ground floor features two garages, a store room and a multi-purpose room.

Guide Price £440,000

OPEN 7 DAYS A WEEK



OUTSIDE

A stone wall and gated entrance open to the front garden with a path leading to the entrance door. A driveway to the side providing ample off road parking and which leads to the rear and the easily maintained garden. Access to the two garages.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop 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.

NOTES

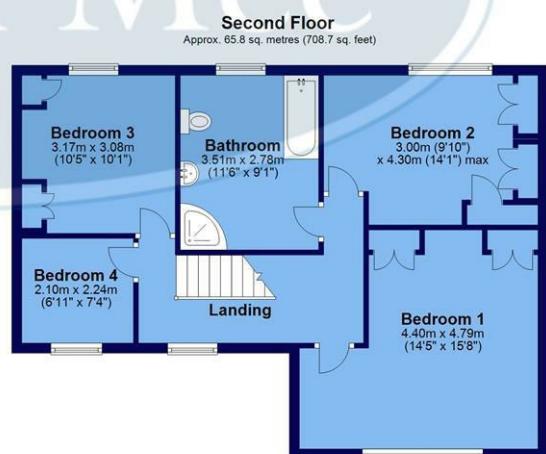
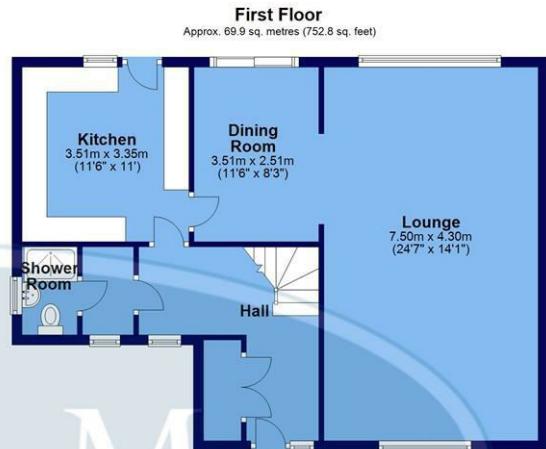
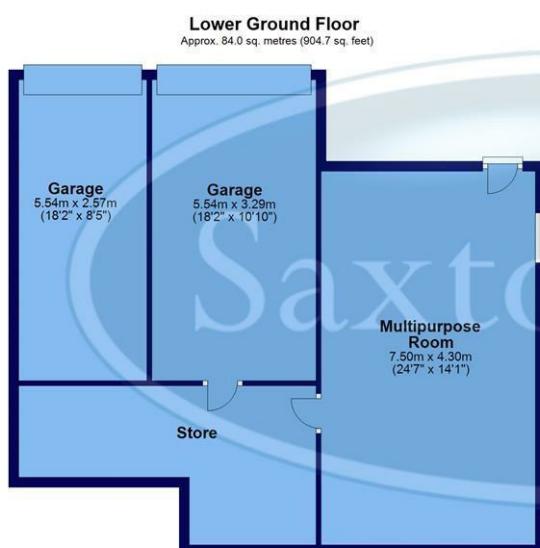
The property is Freehold and currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA







Total area: approx. 219.8 sq. metres (2366.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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		EU Directive 2002/91/EC	

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