



Coultas Avenue Deepcar Sheffield S36 2PT
Guide Price £140,000

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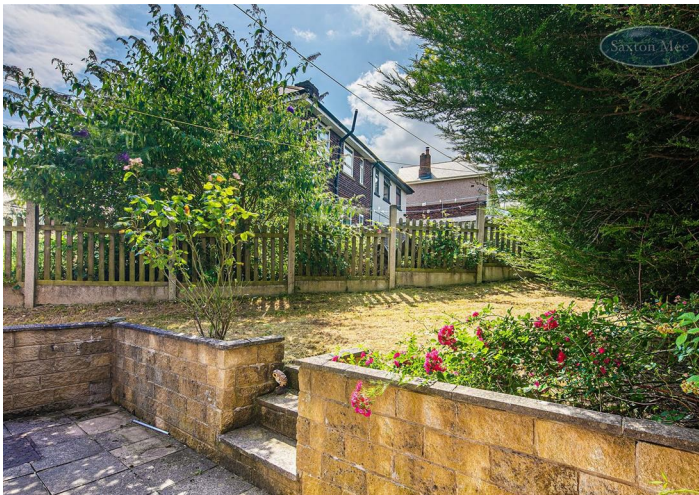
GUIDE PRICE £130,000-£140,000 ** FREEHOLD ** NO CHAIN ** SOUTH-WEST FACING REAR GARDEN ** Situated on this quiet cul-de-sac is this two bedroom end terrace property which enjoys gardens to the front, side and rear and benefits from uPVC double glazing and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises enter via a uPVC door into a porch with access into the entrance hall with good storage space under the stairs, perfect for storing coats and shoes. From the hall, there is access to the lounge, kitchen and a downstairs WC. The lounge has a front window with fitted blinds and a gas fire. The kitchen has a range of units with worktops which incorporate the sink and drainer. There is housing and plumbing for a washing machine, the wall mounted gas boiler and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the two bedrooms and a shower room. The main bedroom double bedroom has fitted wardrobes and fitted blinds to the front window. Double bedroom two is to the rear aspect. The shower room has a walk-in shower and a wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM END TERRACE
- LOUNGE, KITCHEN & DOWNSTAIRS WC
- SHOWER ROOM
- IN NEED OF MODERNISATION
- SCOPE TO CREATE OFF-ROAD PARKING (SUBJECT TO PLANNING)
- GARDENS TO THE FRONT, SIDE & REAR
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

A low brick wall encloses a front lawned garden. A path leads to the front, side and rear. The rear garden is mostly laid to lawn and features a patio.,

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

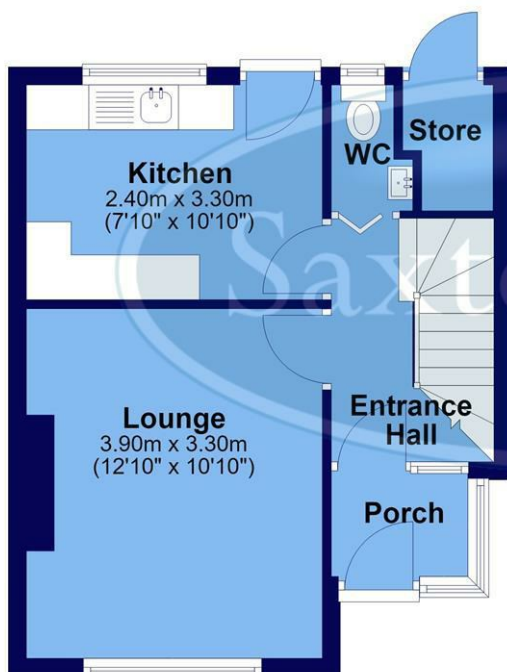
Greg Ashmore MNAEA

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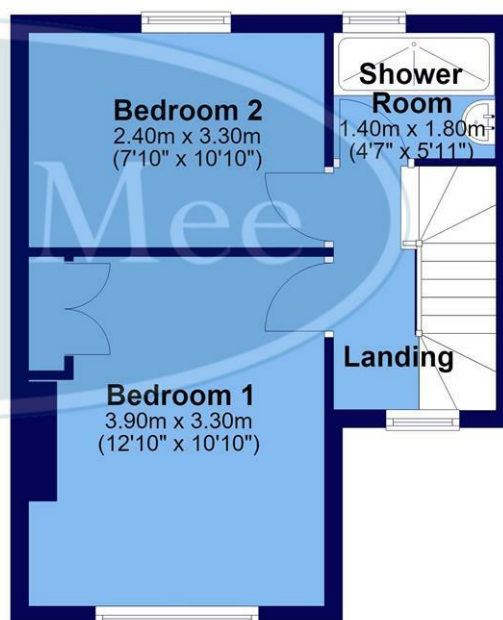
Ground Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



Total area: approx. 60.3 sq. metres (649.0 sq. feet)

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

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