Saxton Mee







Whitehead Avenue Deepcar Sheffield S36 2SY
Guide Price £200,000

St Luke's
Sheffield's Hospice

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PRICE GUIDE £200,000-£210,000 ** FREEHOLD ** Viewing is essential to appreciate the accommodation on offer of this effectively extended three bedroom, two reception room semi detached property which enjoys good sized gardens to the front and rear and benefits from a downstairs WC, uPVC double glazing, a modern boiler and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front door into the entrance hall with a downstairs WC and access to the kitchen and the lounge. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. There is space for a Range style oven with extractor above along with housing and plumbing for a washing machine. A door then opens into the extended dining room/second reception room which has a front door and French doors opening onto the rear garden. The spacious lounge has a large front window, feature beams, laminate flooring and bi-fold doors opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principle double bedroom is to the rear aspect and benefits from fitted wardrobes and drawers. Double bedroom two is again to the rear and has fitted cupboards and drawers. Bedroom three is to the front aspect and again has fitted wardrobes. The bathroom has a white three piece suite including bath with overhead shower, WC and wash basin.

- EFFECTIVELY EXTENDED ACCOMMODATION
- THREE BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED LOUNGE WITH BI-FOLD DOORS
- DINING ROOM/SECOND RECEPTION ROOM WITH FRENCH DOORS
- DOWNSTAIRS WC
- KITCHEN
- GARDENS TO THE FRONT & REAR
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS



















OUTSIDE
To the front is a good sized garden with artificial grass, planted borders and a path to the entrance door. To the rear is a decked terrace, summer house, artificial grass and 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.

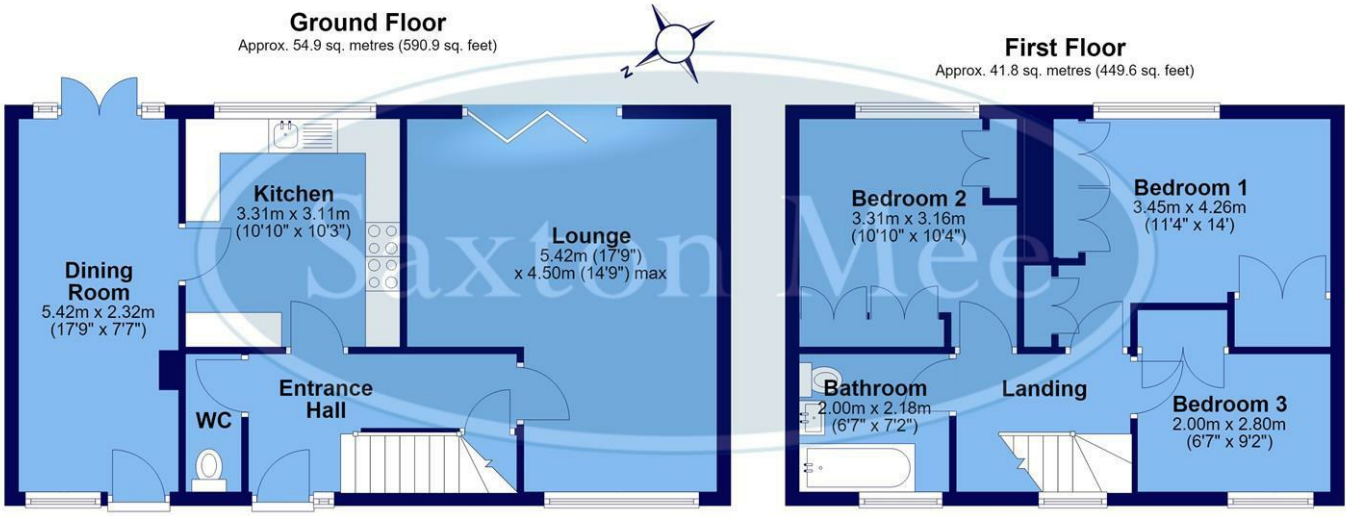
Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the 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
Chris Spooner 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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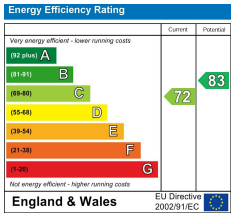


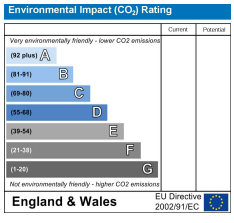
Total area: approx. 96.7 sq. metres (1040.5 sq. feet)

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

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

www.saxtonmee.co.uk





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