

Saxton Mee

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Miller Street Deepcar Sheffield S36 2RP
Asking Price £154,995



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PRICE £154,995 ALLOCATED PARKING ** Situated in this small and exclusive development is this two double bedroom, two bathroom duplex apartment which combines original features with modern living, the apartment is finished to an extremely high standard and benefits from Linea Oak doors, high quality flooring, allocated parking, gas central heating and uPVC double glazing.

Tastefully decorated throughout, the well presented living accommodation briefly comprises a private door opens into the entrance hall with access into the spacious open plan living/dining room and kitchen. The kitchen has a modern range of matt grey wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a Bosch oven with a Bosch hob and extractor hood, fridge freezer and dishwasher along with space and plumbing for a washing machine. The kitchen flows into a dining area which in turn flows into the living area which has a window allowing natural light and under stair storage. Separate WC.

From the entrance hall, a staircase rises to the first floor landing with access into the two bedrooms and the main bathroom. The master bedroom benefits from eaves storage, space for furniture and the added advantage of en suite including shower cubicle, wash basin, illuminated mirror and WC. Bedroom two is a good sized double with space for furniture. The luxurious bathroom has a three piece suite including bath with shower over, WC and wash basin.

- STUNNING, TWO BEDROOM DUPLEX APARTMENT
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- THREE PIECE SUITE BATHROOM
- FABULOUS OPEN PLAN LIVING
- MODERN KITCHEN
- ALLOCATED PARKING
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

Secure allocated parking to the rear.

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 Leasehold with a term of 999 years running from the 1st January 2001. The property is 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.



Total area: approx. 94.1 sq. metres (1012.9 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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 462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(15-10)	G		
Not energy efficient - higher running costs		78	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(21-38)	E		
(11-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	