



Haywood Lane Deepcar Sheffield S36 2QE
Guide Price £190,000

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GUIDE PRICE £190,000-£200,000 ** FREEHOLD ** SOUTH-WEST FACING REAR GARDEN **
Sited on this popular residential road is this good sized three bedroom semi detached property which enjoys attractive views, gardens to the front and rear and benefits from uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front uPVC door into the entrance hall with an under stair storage cupboard and access into the lounge and kitchen. The well proportioned lounge has dual aspect windows making this a bright and airy space. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob, washing machine, fridge and freezer. There is a storage cupboard which houses the gas boiler. A door then opens to the side which gives access to a WC and two brick built outbuildings both with power and lighting, perfect for storage.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into a useful loft space, the three bedrooms and a bathroom. Double bedrooms one and two are both to the rear aspect and benefit from fitted wardrobes. Bedroom three is to the front aspect and again has fitted wardrobes. The bathroom has a chrome towel radiator and a three piece suite including bath with electric shower, WC and wash basin set in a vanity unit.

- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- WELL PROPORTIONED LOUNGE
- KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- GARDENS TO THE FRONT & REAR
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

A gate and path lead to the front entrance door. There is a front gravelled garden area. To the rear is a fully enclosed tiered garden with a barked area and lawn.

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.

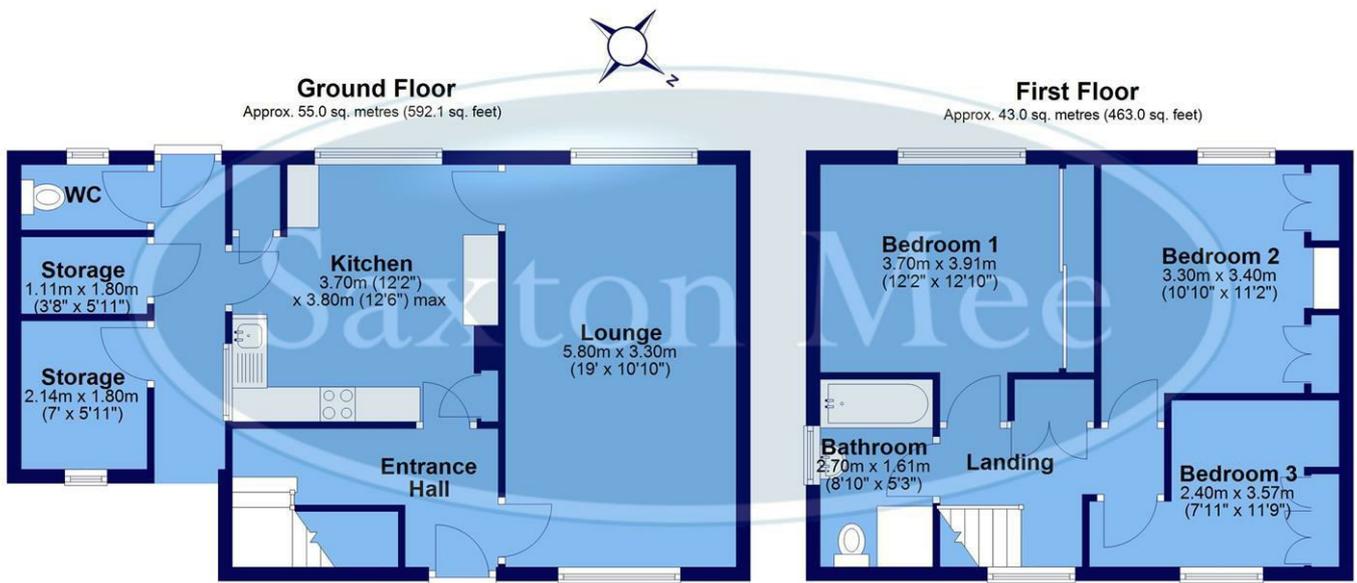
MATERIAL INFORMATION

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.



Total area: approx. 98.0 sq. metres (1055.1 sq. feet)

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

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-101)	A		
(61-80)	B		
(41-60)	C		
(21-40)	D		
(1-20)	E		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		72	75
		EU Directive 2002/91/EC	