

Saxton Mee



Helliwell Lane Deepcar Sheffield S36 2NH
Offers Around £220,000



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Sheffield S36 2NH

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**** NO CHAIN **** Situated on this popular residential road is this two good sized bedroom detached property which has a south-east facing rear garden and benefits from a modern kitchen, uPVC double glazing and gas central heating, a gated driveway and detached garage. The property has easy access to Sheffield, motorway networks and Fox Valley Shopping Centre.

The accommodation briefly comprises: enter via a uPVC entrance into the extended entrance porch with a further uPVC door opening into the entrance hall. Access into the open plan lounge/dining room and the kitchen. The open plan lounge/dining room has uPVC French doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining. The separate modern and contemporary kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, along with housing and plumbing for a washing machine, space for a fridge freezer and a useful storage cupboard.

From the entrance hall, a staircase rises to the good sized landing which is perfect for a home office area. There is access into the loft space, the two good sized bedrooms and a bathroom. The principal bedroom is to the rear aspect, while the second bedroom is to the front. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin, complemented by a chrome towel radiator. There is a cupboard which houses the gas boiler.

- TWO GOOD SIZED BEDROOM DETACHED PROPERTY
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN & CONTEMPORARY KITCHEN
- THREE PIECE SUITE BATHROOM
- DRIVEWAY & DETACHED GARAGE
- SOUTH-EAST FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS
- NO CHAIN





OUTSIDE
A low wall encloses a front lawned garden with planted borders. Double gates open to a driveway leading down the side of the property to the detached garage with an up and over door. To the rear is a lawned garden.

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 400 years running from the 1st October 1963.
The property is currently Council Tax Band C.

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.

Ground Floor
Main area: approx. 36.3 sq. metres (390.5 sq. feet)
Plus garages, approx. 14.1 sq. metres (152.0 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.4 sq. feet)



Main area: Approx. 69.3 sq. metres (745.9 sq. feet)
Plus garages, approx. 14.1 sq. metres (152.0 sq. feet)

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

**Crookes
Hillsborough
Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A (81-91)		
B (61-80)			
C (41-60)			
D (21-40)			
E (1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	67	71