



Rookery Vale Deepcar Sheffield S36 2NP
Guide Price £235,000

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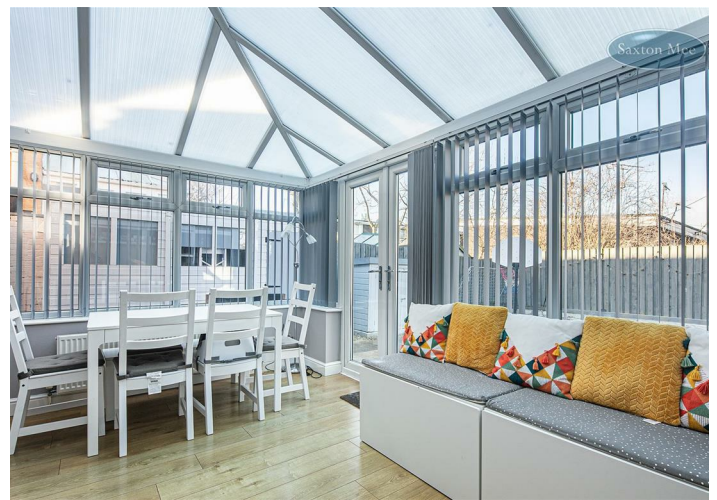
GUIDE PRICE £235,000-£245,000 ** FREEHOLD ** Situated at the end of this quiet cul-de-sac position is this three bedroom, bay fronted semi detached property which is located on this popular residential estate and enjoys a fantastic rear garden and benefits from a rear extension, off-road parking for three cars, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the well presented living accommodation briefly comprises side uPVC door which opens into the entrance hall with an under stair storage cupboard. Access into the lounge with a bay window allowing lots of natural light, while the focal point is the attractive fireplace. A door then opens into the kitchen which has a range of wall, base and drawer units. Contrasting worktops incorporate a sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer. uPVC French doors open into the extended conservatory/dining room. This bright and airy space has uPVC French doors opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The master has fitted wardrobes. The bathroom is partially tiled and has a three piece suite including bath with electric shower, WC and wash basin with vanity unit. A storage cupboard houses the modern gas boiler.

- EARLY VIEWING ADVISED
- NICE OUTLOOK
- LOUNGE, KITCHEN & CONSERVATORY
- THREE BEDROOMS & A THREE PIECE SUITE BATHROOM
- FULLY ENCLOSED REAR GARDEN
- OFF-ROAD PARKING FOR THREE CARS
- QUIET CUL-DE-SAC POSITION
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS
- FOX VALLEY SHOPPING CENTRE





OUTSIDE

Off-road parking for three cars. A gate opens to the fully enclosed rear garden which has two garden sheds, a wooden decked terrace, patio and artificial lawn.

LOCATION

Ideally located with its own playground and 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 C.

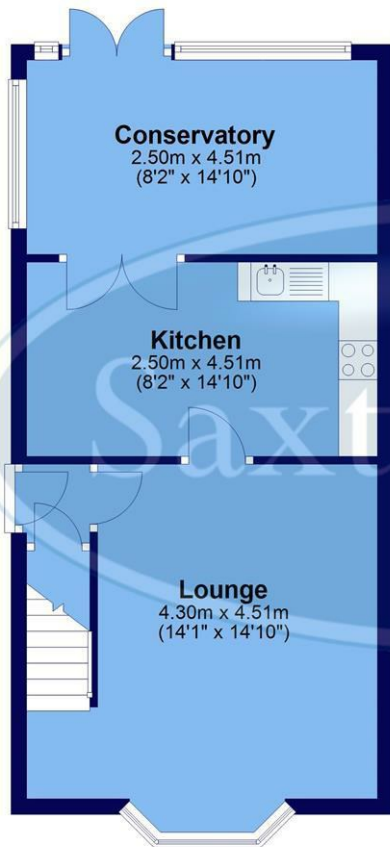
VALUER

Greg Ashmore MNAEA

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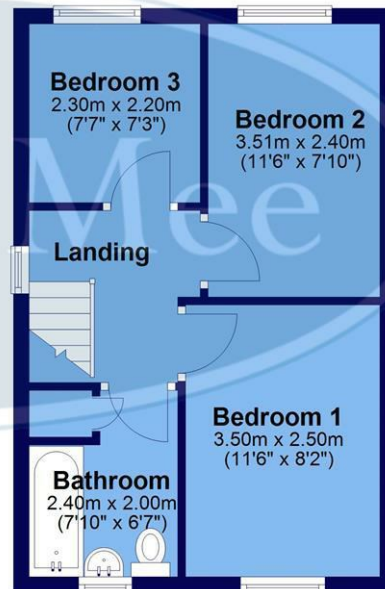
Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



Total area: approx. 75.2 sq. metres (809.1 sq. feet)

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

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