



Bocking Hill Deepcar Sheffield S36 2PH
Guide Price £170,000

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GUIDE PRICE £170,000-£180,000 ** FREEHOLD ** NO CHAIN ** Enjoying a lovely rear outlook is this three bedroom semi detached property which enjoys gardens to the front and rear and benefits from uPVC double glazing and gas central heating.

Neutrally decorated throughout, the living accommodation briefly comprises: enter via a front composite door into the entrance hall with a downstairs WC and an under stair storage cupboard. Access into the lounge and the kitchen. The well proportioned L shaped lounge has a large window allowing natural light. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Fully integrated appliances include an electric oven, four ring hob, dishwasher, washing machine, fridge freezer and the housed gas boiler. There are two storage cupboards and a side composite entrance door.

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 principal double bedroom is to the rear aspect and has two windows, making this a bright and airy room. Double bedroom two is to the front aspect and has fitted wardrobes. Bedroom three is to the rear aspect. The bathroom has a white three piece suite including bath with electric shower, WC and wash basin.

- NO CHAIN & FREEHOLD
- THREE BEDROOM SEMI DETACHED PROPERTY
- WELL PRORTIONED LOUNGE
- FULLY INTEGRATED KITCHEN
- THREE PIECE SUITE BATHROOM
- GARDENS TO THE FRONT & REAR
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, TRANSPORT LINKS & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

A stone wall encloses a front gravelled garden, with a gate and steps leading to the property. Access to the side of the property leads to the fully enclosed rear garden which is mostly laid to 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.

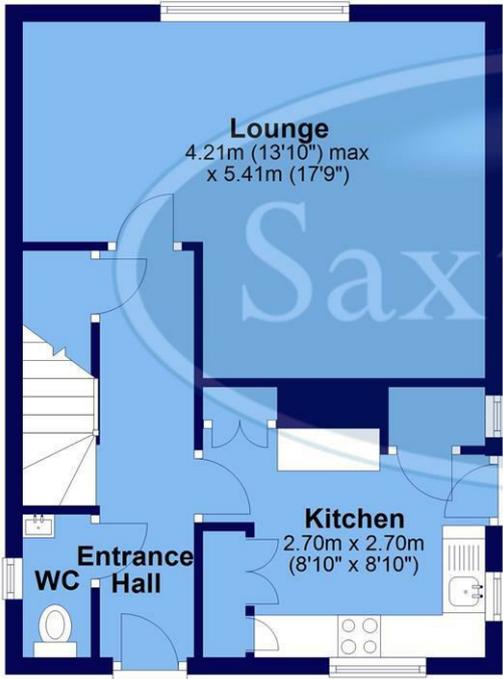
VALUER

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.

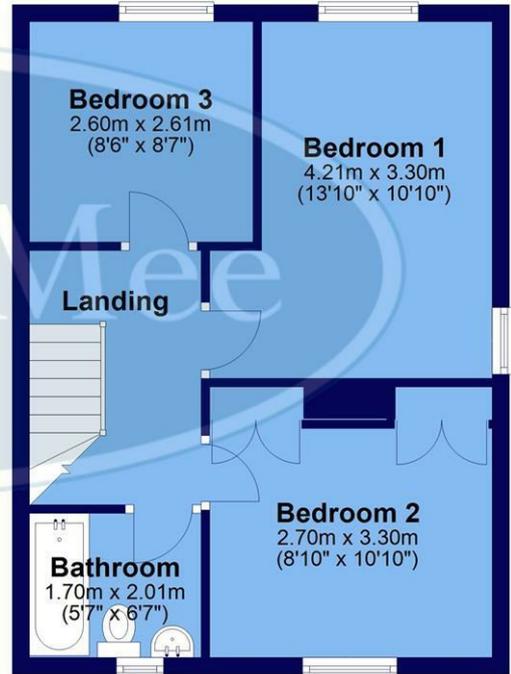
Ground Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 81.2 sq. metres (873.8 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		70	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	