

# Saxton Mee

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**Webb Avenue Deepcar Sheffield S36 2SX**  
**Guide Price £245,000**



## Webb Avenue

Sheffield S36 2SX

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GUIDE PRICE £245,000-£255,000 \*\* FREEHOLD \*\* Sold with NO CHAIN and situated on the Ideal Homes Estate is this three bedroom detached property which enjoys a fantastic rear garden and attractive rear views. The property benefits from a driveway which leads to the integral garage, uPVC double glazing and gas central heating throughout. The living accommodation briefly comprises of front uPVC entrance door which opens into the entrance hall with under stair storage cupboard. Access into the open plan lounge and dining room, the focal point being the fireplace. Separate kitchen having a range of wall, base and drawer units with complimentary work surfaces which incorporate the sink and drainer. Housing for an oven, washing machine and fridge freezer. Under stair pantry. Access into the integral garage with roller garage door and access to the rear. Storage under the house. From the entrance hall, a staircase rises to the first floor landing with access into the loft space and the three good size bedrooms, the master benefiting from a fitted cupboard and wardrobes. Three piece suite bathroom comprising bath with shower attachment, WC and wash basin.

- VIEWING IS A MUST!
- FANTASTIC REAR GARDEN
- DRIVEWAY & INTEGRAL GARAGE
- THREE BEDROOM DETACHED
- FREEHOLD
- NO CHAIN





#### **OUTSIDE**

A low wall encloses the front lawn garden with attractive planted borders. Double gates open to a driveway leading to the integral garage. A fully enclosed rear garden mostly laid to lawn with central path and mature shrubs, plants and apple tree.

#### **LOCATION**

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop 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.

#### **NOTES**

The property is Freehold and 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

Approx. 37.0 sq. metres (398.4 sq. feet)



## First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 73.8 sq. metres (794.2 sq. feet)

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**Stocksbridge**

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