

Saxton Mee



**Carr Road Deepcar Sheffield S36 2NR**  
**Guide Price £170,000**

**St Luke's**  
Sheffield's Hospice

# Carr Road

Sheffield S36 2NR

**Guide Price £170,000**

GUIDE PRICE £170,000-£180,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Viewing is essential to appreciate the accommodation on offer of this effectively extended, two bedroom stone fronted terrace property which enjoys an easily maintained rear garden and benefits from uPVC double glazing and gas central heating. Dating back to the 1800s, the property has been upgraded by the current owner including external doors and windows, a new roof and guttering, new flooring in the lounge, radiators and a gas boiler.

Set over four levels (including the cellar) the tastefully and well presented living accommodation briefly comprises: enter through a front composite door into the lounge with Karndean flooring and a gas fire set in an attractive surround, which is the focal point of the room. A door then opens into the inner lobby with access into the dining room which in turn leads into the kitchen. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven and a five ring hob with extractor above along with housing and plumbing for a dishwasher and space for a fridge. There is a rear uPVC stable entrance door and access into a utility with housing and plumbing for a washing machine as well as ample space for coats and shoes.

From the dining room, access to the cellar head with steps descending to the cellar which offers useful storage.

From the inner lobby, a staircase rises to the first floor landing with access into bedroom one and the bathroom. The principal bedroom is a large double to the front aspect with ample space for furniture. The larger than average bathroom has a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin. A cupboard houses the recently fitted gas boiler.

From the landing, a staircase rises to the second floor and attic bedroom two with two Velux windows and exposed beams.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM TERRACE
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE, DINING ROOM & KITCHEN
- UTILITY & CELLAR
- LARGER THAN AVERAGE BATHROOM
- EASILY MAINTAINED REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





#### OUTSIDE

To the front is a forecourt with a gate and railings. Accessed via a gate is the easily maintained rear garden which has a seating area and artificial 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.



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	
(D5-D9) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	
(D5-D9) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC