

Saxton Mee

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**Hillcrest Road Deepcar Sheffield S36 2QL**  
**Price Guide £200,000**

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

# Hillcrest Road

Sheffield S36 2QL

**Price Guide £200,000**

GUIDE PRICE £200,000-£210,000 \*\*\* FREEHOLD \*\*\* Enjoying attractive rear views is this extended, three bedroom semi detached property which benefits from off road parking, car port, uPVC double glazing and gas central heating throughout. The living accommodation briefly comprises: a composite door opens into the entrance hall. Well presented open plan lounge/dining room with front and rear windows filling the room with natural light and attractive flooring. Extended kitchen having a range of wall, base and drawer units. Integrated appliances include fridge, freezer and electric oven with five gas ring oven and extractor above. Housing and plumbing for a dishwasher and washing machine. Cupboard houses the modern gas boiler. Side uPVC entrance door. First floor: access via pull down loft ladders into the occasional room with electric, lighting, carpet and window. Three bedrooms, two of which are double in size. Brand new bathroom having a modern white suite and comprising bath with overhead shower, WC and wash set in a combination unit.

- VIEWING RECOMMENDED
- IDEAL FAMILY HOME
- OFF ROAD PARKING FOR TWO CARS
- FULLY ENCLOSED REAR GARDEN ENJOYING ATTRACTIVE VIEWS
- BRAND NEW BATHROOM
- THREE BEDROOMS





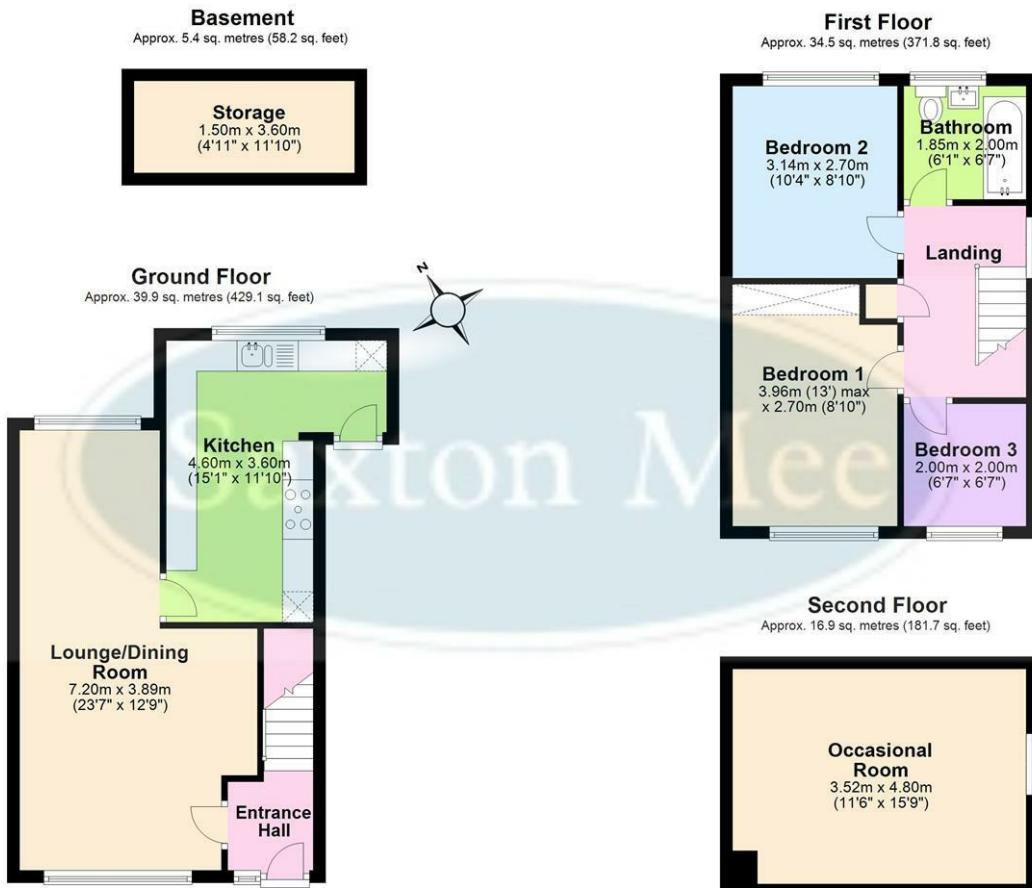
## OUTSIDE

Double gates open to a block paved driveway which leads to a carport. A gate to the side of the property with steps leading to the fully enclosed rear garden which includes a large patio and wooden decked area. Garden shed.

## 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 including St John's CE Junior School, Stocksbridge Infant, Junior and High School. Deepcar Medical Centre. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

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.



Total area: approx. 96.7 sq. metres (1040.7 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.  
Plan produced using PlanUp.

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 OnTheMarket.com

 St Luke's  
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A) plus A	85
B	67
C	67
D	67
E	67
F	67
G	67
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A) plus A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	