



Helliwell Lane Deepcar Sheffield S36 2QH
Guide Price £270,000

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GUIDE PRICE £270,000-£280,000 ** FREEHOLD ** RENOVATED THROUGHOUT ** NO CHAIN ** Situated on this tree lined road on the Ideal Homes Estate is this three bedroom detached property which enjoys a fully enclosed rear garden and benefits from a double-width driveway, garage with electric door, uPVC double glazing and gas central heating. Renovations include a new kitchen and bathroom, flooring, re-decorated, internal doors and the front has been rendered. In brief, the living accommodation comprises of composite entrance door which opens into the extended porch. A further uPVC door opens into the entrance hall with access to the downstairs WC. Spacious open plan lounge/dining room with uPVC sliding patio doors opening onto the rear and filling with the room with natural light. Separate kitchen having a modern range of wall, base and drawer units with work surfaces which incorporates the bowl and a half sink, drainer and the four ring hob with extractor. Integrated electric oven, plumbing for a washing machine and space for a fridge freezer. A door opens to a pantry with shelving. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms. The master . Modern and contemporary three piece bathroom comprising bath with overhead shower, WC and wash basin set in a vanity unit.

- VIEWING IS A MUST!!!
- MOVE STRAIGHT IN
- RENOVATED THROUGHOUT
- NEW KITCHEN & BATHROOM
- DRIVEWAY, GARAGE & FULLY ENCLOSED REAR GARDEN
- FANTASTIC LOCATION





OUTSIDE

Double gates open to a driveway which leads to the garage with electric door and a further rear door accessing the rear garden. Front planned area. To the rear is a fully enclosed garden which is mostly laid to lawn and includes a patio and a stone boundary wall to the rear.

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.

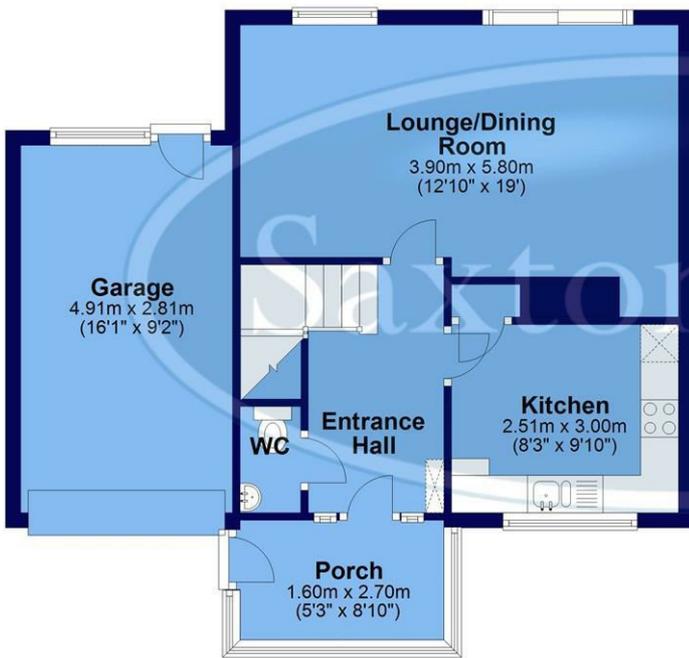
VALUER

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.

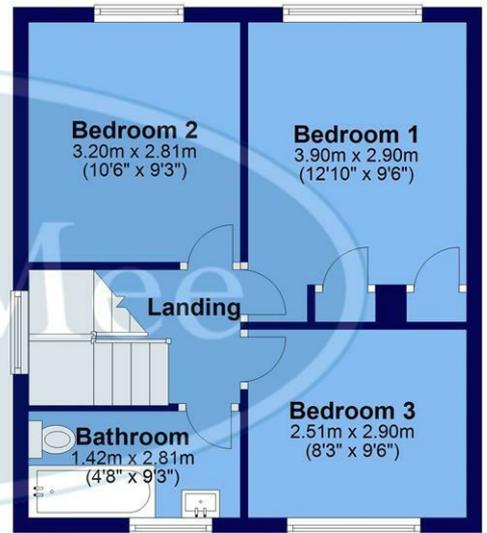
Ground Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 94.8 sq. metres (1020.1 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		