



Brearley Avenue Deepcar Sheffield S36 2PJ
Guide Price £170,000

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PRICE GUIDE £170,000-£180,000 ** DOUBLE-WIDTH DRIVEWAY ** SOUTH-WEST FACING REAR GARDEN ** 18 SOLAR PANELS ** FREEHOLD ** Situated on this attractive tree-lined road is this well presented, three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a double-width driveway, uPVC double glazing and gas central heating throughout.

In brief, the living accommodation comprises: enter via a composite door into the entrance hall with access into the well proportioned lounge with a large front window filling the room with natural light, while the focal point is the electric fire set in the attractive surround. Sliding doors then open into the extended garden room with uPVC French doors opening onto the rear garden. From the lounge, a door opens into the dining room with two cupboards, one which houses the gas boiler. A door then opens into the separate kitchen having a range of units with a contrasting worktop which incorporates the sink. Integrated appliances include an electric oven, four ring hob with extractor above and microwave. Access into the utility with plumbing for a washing machine, dishwasher and tumble dryer. There are front and rear uPVC entrance doors and a porch.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into the useful loft space, the three bedrooms and the wet room. The principal double bedroom benefits from fitted wardrobes. Double bedroom two is to the rear aspect. Bedroom three is to the front. The wet room has an electric shower, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- DOUBLE-WIDTH DRIVEWAY
- SOUTH-WEST FACING REAR GARDEN
- WELL PROPORTIONED LOUNGE
- DINING ROOM & KITCHEN
- EXTENDED GARDEN ROOM
- UTILITY ROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front of the property is a double-width driveway. To the rear is a fully enclosed rear garden which includes a block paved patio area and attractive planted borders. Fencing to three sides and mature hedging to one.

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.

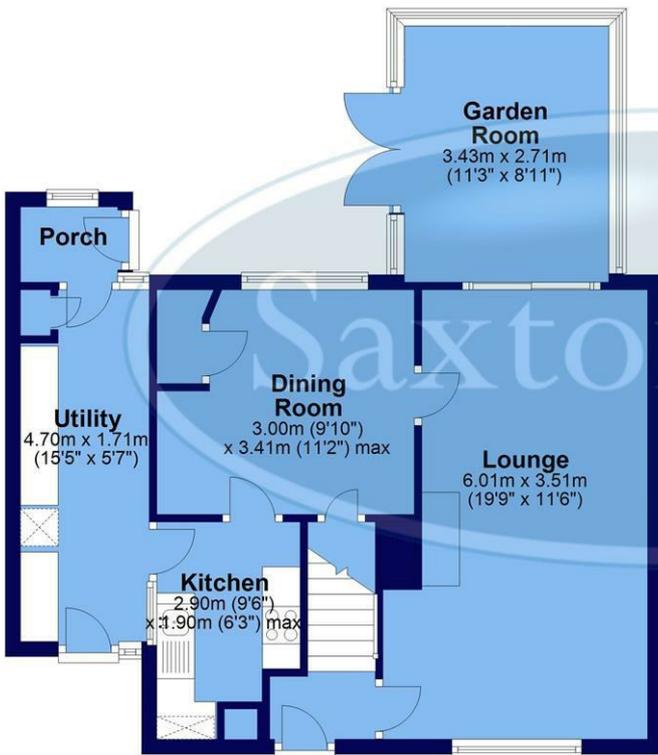
VALUER

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.

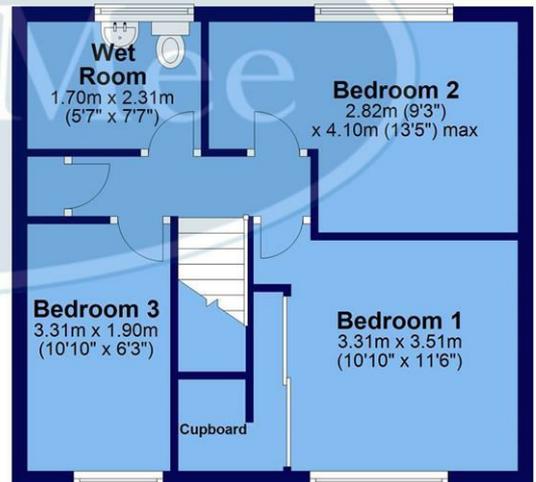
Ground Floor

Approx. 58.6 sq. metres (630.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 97.6 sq. metres (1050.9 sq. feet)

Crookes
Hillsborough
Stocksbridge

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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		
		84	67
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	