



Webb Avenue Deepcar Sheffield S36 2SX
Offers In The Region Of £235,000

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**** FREEHOLD **** Situated on the popular Ideal Homes Estate, this three-bedroom detached property offers well-proportioned accommodation and an excellent opportunity for purchasers looking to modernise a home to their own taste. Offered for sale with no onward chain, the property benefits from uPVC double glazing, gas central heating, a driveway, integral garage and a south-facing rear garden.

The ground floor is approached via a uPVC entrance door opening into the entrance hall, which includes a useful under-stairs storage cupboard.

A spacious open-plan lounge and dining room provides a versatile living and entertaining space. The lounge area features an electric fire set within an attractive surround, while a uPVC door to the rear provides direct access to the garden.

The extended kitchen is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a double electric oven and four-ring hob with extractor hood above.

The integral garage is accessed via three bi-folding doors to the front and incorporates a useful utility area to the rear. A further uPVC door provides access from the utility area to the rear garden.

To the first floor are three good-sized bedrooms and the family bathroom. The principal double bedroom overlooks the rear and benefits from a range of fitted wardrobes and storage cupboards. Bedroom two is positioned to the front and also features fitted wardrobes and cupboards, while bedroom three houses the gas central heating boiler.

The family bathroom is fitted with a three-piece suite comprising a bath, WC and wash hand basin.

- NO ONWARD CHAIN
- THREE GOOD-SIZED BEDROOMS
- DETACHED FAMILY HOME
- SOUTH-FACING REAR GARDEN
- SPACIOUS OPEN-PLAN LOUNGE & DINING ROOM
- EXTENDED KITCHEN
- DRIVEWAY & INTEGRAL GARAGE
- EXCELLENT MODERNISATION OPPORTUNITY
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED





OUTSIDE

A low boundary wall encloses the front garden, which is laid to lawn with attractive planted borders. Double gates open onto a driveway, providing access to the garage. To the rear, the fully enclosed south-facing garden offers a good degree of privacy and is mainly laid to lawn, complemented by established planting and a useful garden shed.

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.

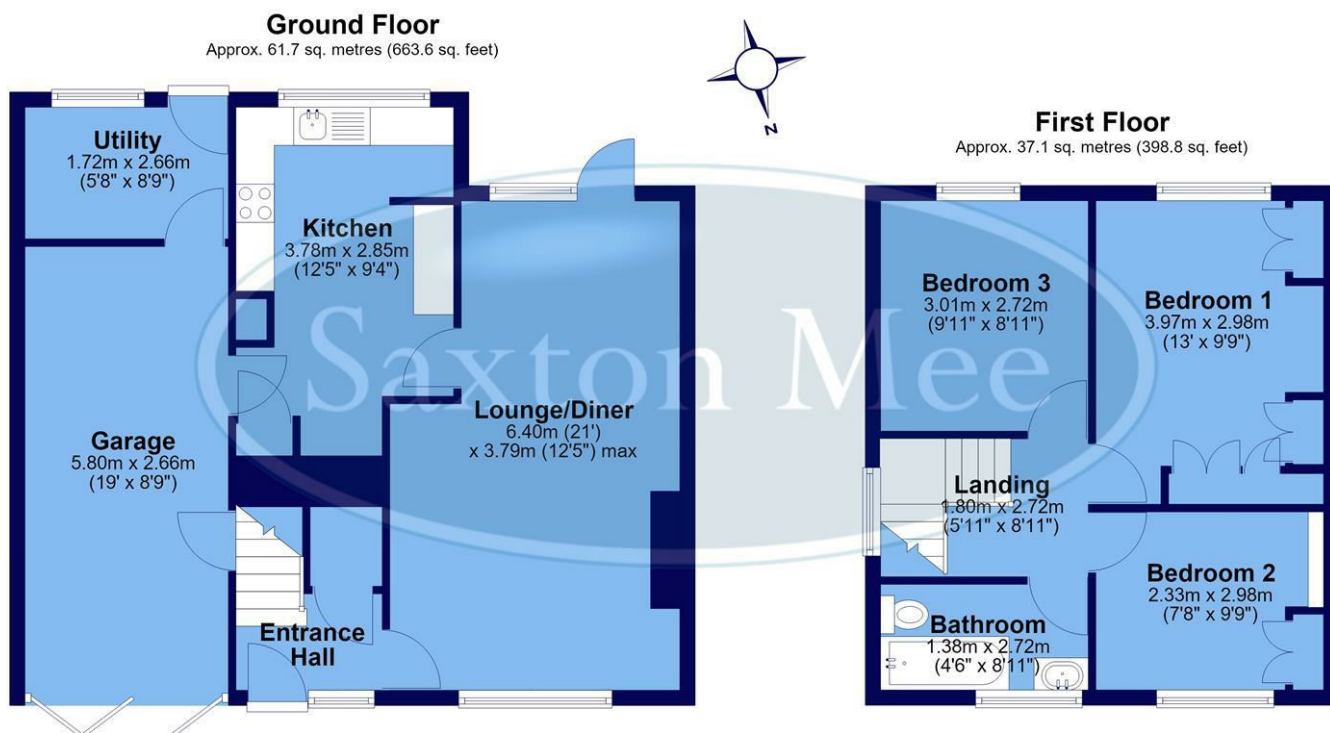
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band 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.



Total area: approx. 98.7 sq. metres (1062.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	72
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			