



Webb Avenue Deepcar Sheffield S36 2SX
Price Guide £285,000

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GUIDE PRICE £285,000-£295,000 ** FREEHOLD ** Situated on this admirable plot is this effectively extended, three bedroom detached property which enjoys a lovely landscaped rear garden and benefits from under-house storage, a garage, driveway and gas central heating. The property has been upgraded by the current owners including a new kitchen and bathroom, new windows, doors and flooring.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with a storage cupboard, a downstairs WC and storage under the stairs. Access into the lounge with a large front window allowing lots of natural light, while the focal point is the new cast iron multi-fuel stove set on a flame textured granite hearth. Oak flooring continues into the open plan kitchen/diner with uPVC French doors opening onto a terrace, a perfect extension for indoor outdoor dining. The kitchen has a range of wall, base and drawer units with a contrasting leathered finished granite worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, microwave, fridge, four ring hob with extractor above along with housing and plumbing for a dishwasher. Access into a utility room with an oak worktop, wall units, housing and plumbing for a washing machine, tumble dryer and space for a fridge freezer. There is a rear entrance door and access into the integral garage with a roller door.

From the entrance hall, a staircase rises to the first floor landing with access into the three good sized bedrooms and the bathroom. The master enjoys the lovely outlook and has fitted wardrobes. Bedroom two, again enjoys the rear views and has fitted wardrobes. Bedroom three is to the front. The stylish bathroom has access into a useful loft space and a three piece suite including bath with overhead shower, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- WELL PRESENTED & EFFECTIVELY EXTENDED ACCOMMODATION
- LOUNGE
- OPEN PLAN KITCHEN/DINER WITH ACCESS TO A TERRACE
- UTILITY ROOM
- DRIVEWAY & GARAGE
- LANDSCAPED REAR GARDEN
- UNDER-HOUSE STORAGE
- DOWNSTAIRS WC
- POPULAR RESIDENTIAL AREA WITH EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front of the property is a garden with an Indian stone path and a driveway which leads to the integral garage. To the rear is a fully enclosed landscaped garden which includes a lawn, patio, summer house, planted borders, fruit trees and access to the useful under-house storage.

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.

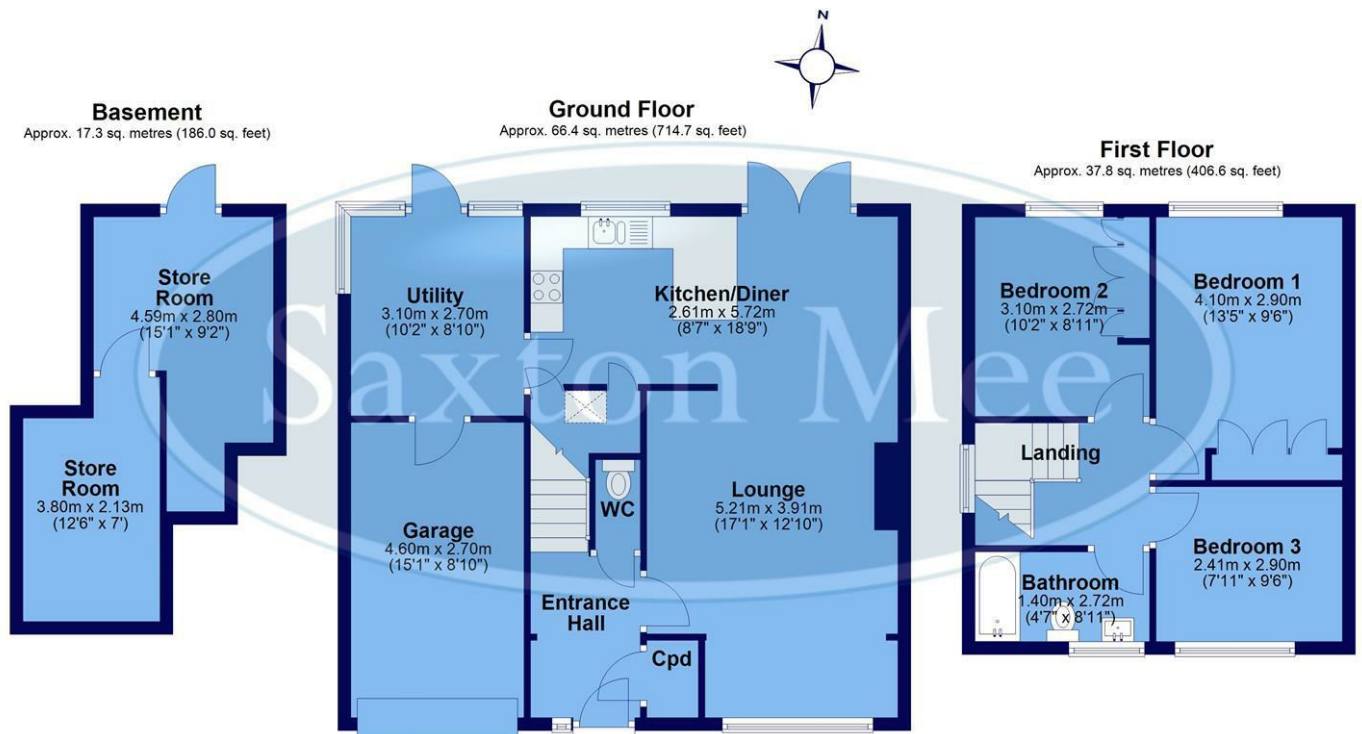
MATERIAL INFORMATION

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. 121.4 sq. metres (1307.3 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

