



St. Veronica Road Deepcar Sheffield S36 2TP
Guide Price £230,000

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GUIDE PRICE £230,000-£240,000 ** FREEHOLD ** Located at the end of this quiet cul-de-sac position is this three double bedroom detached property situated on a lovely corner plot in the picturesque area of Deepcar. This property boasts a delightful setting with easy access to local amenities and beautiful surroundings. The property enjoys gardens to the front, side and rear and benefits from a driveway, integral garage, uPVC double glazing and gas central heating. In brief, the living accommodation comprises front door and extended porch with a further door opening into the entrance hall with an under stair storage cupboard. A door then opens into the generously proportioned lounge and dining room. There is a large front window allowing natural light, a gas fire and patio doors to the rear. Access into the kitchen which has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. There is a space for an oven and plumbing for a washing machine along with space for a fridge freezer. There is a useful storage cupboard and access into the integral garage. The garage is a good size, running the full length of the house with both up and over and rear entrance doors and benefits from electric and lighting. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft, the three double bedrooms, a WC and bathroom. The good size master to the rear benefits from fitted wardrobes and shelving. Bedroom two benefits from fitted wardrobes and cupboards. Bedroom three is front facing. The bathroom comes with a bath with overhead shower and a wash basin.

- EARLY VIEWING ADVISED
- LOVELY CORNER PLOT
- THREE DOUBLE BEDROOMS
- DRIVEWAY & INTEGRAL GARAGE
- OPEN PLAN LOUNGE/DINING ROOM & SEPARATE KITCHEN
- QUIET CUL-DE-SAC LOCATION
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS, MOTORWAY LINKS & EASY ACCESS TO SHEFFIELD





OUTSIDE
 Double gates open to a driveway which leads to the integral garage. The front lawn garden wraps round to the side of the property and continues to the rear where you will find a garden pond and patio. 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.

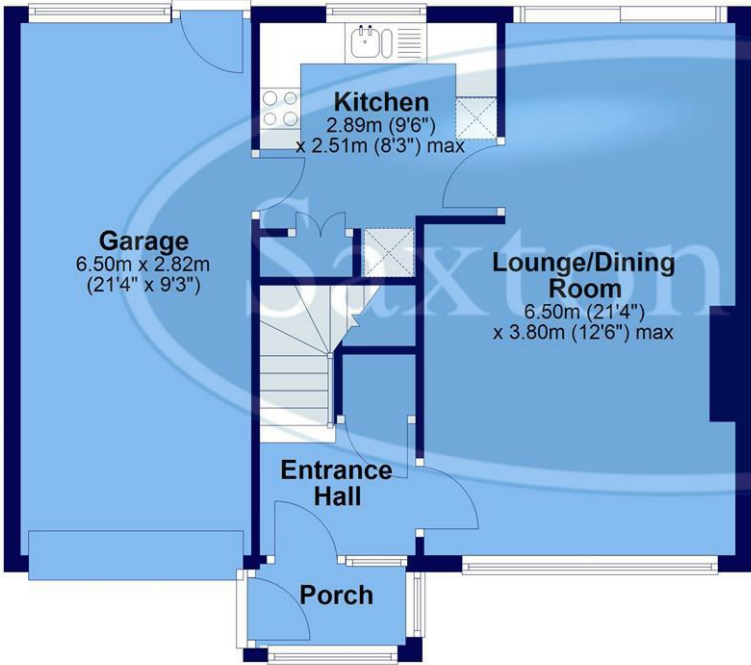
Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the 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.

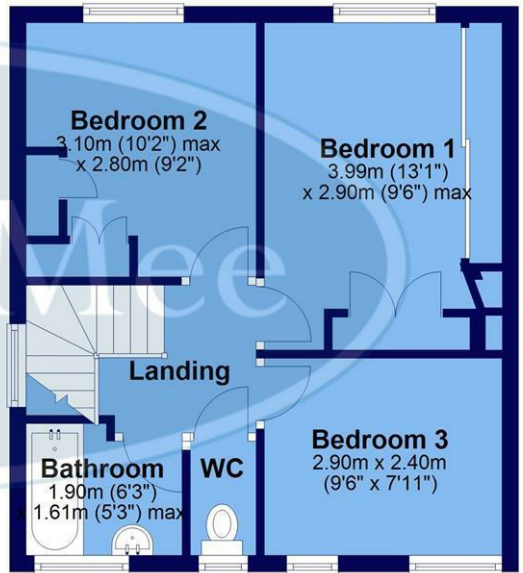
VALUER
 Greg Ashmore MNAEA

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.

Ground Floor
Approx. 58.6 sq. metres (630.7 sq. feet)



First Floor
Approx. 37.7 sq. metres (405.7 sq. feet)



Total area: approx. 96.3 sq. metres (1036.4 sq. feet)

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

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	62

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-60)	C		
(55-60)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		78	56