



Saxton Mee

Manchester Road, Deepcar, Sheffield, S36 2QY



GUIDE PRICE £180,000-£190,000 ** SUPERB SOUTH FACING REAR GARDEN **
Built around 1895 is this a three bedroom, two bathroom cottage which benefits from a double storey extension to the rear, original features throughout, gas central heating and enjoys a fabulous rear garden. Set over three levels the spacious living accommodation comprises of composite door which opens into the lounge, the focal point is the feature wooden fire surround. Access into the inner lobby with a door opening into the kitchen diner having a range of wall, base and drawer units with complimentary work surfaces which incorporate the sink and drainer. Housing for a Range cooker with extractor above. Fireplace with cast iron multi-fuel stove. A door gives access to the cellar head with steps leading down to the two cellars with original stone table and offering excellent storage. From the kitchen access to the utility with housing for a washing machine, tumble dryer and the wall mounted gas boiler. Side uPVC entrance door. Modern shower room comprising large walk-in shower, WC and wash basin. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms, the excellent master bedroom has access to the superb bathroom with a full suite comprising walk-in shower, corner bath, bidet, sink and bath. Pull down loft ladders give access into the loft space. Second floor and attic bedroom three which benefits from eaves storage.

Guide Price £180,000

OPEN 7 DAYS A WEEK



OUTSIDE

There is a superb large rear garden which includes a stone outbuilding, woodstore, powered workshed, polytunnel, fruit cage and summerhouse with composite deck. There are a number of raised vegetable beds and soft fruit trees along with an abundance of plants and shrubs.

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 A.

VALUER

Greg Ashmore MNAEA







Total area: approx. 123.0 sq. metres (1323.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions (92 plus)			80
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E	38	
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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www.saxtonmee.co.uk

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