Saxton Mee

Carr Road Deepcar Sheffield S36 2UA
Guide Price £50,000

St Luke's
Sheffield's Hospice

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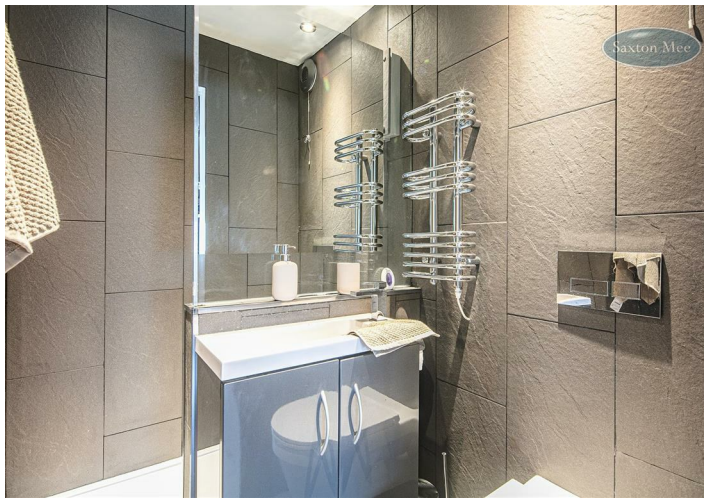
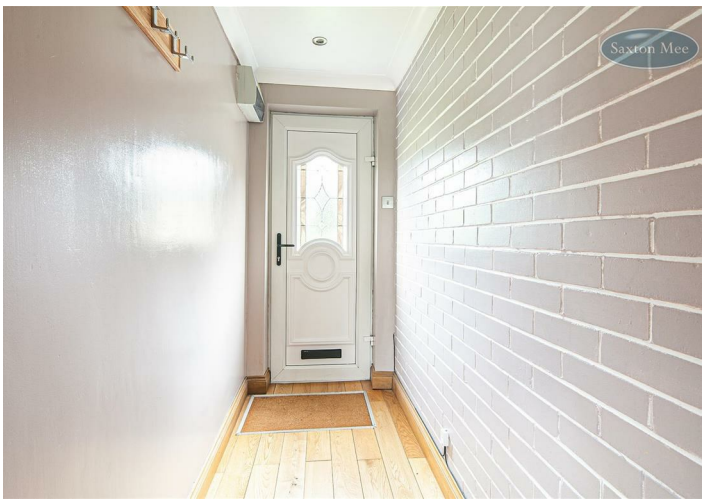
** GUIDE PRICE £50,000 - £55,000 ** A well presented, second floor one bedroom apartment which enjoys attractive views, communal off-road parking, uPVC double glazing and underfloor heating.

Ideally located with public transport links with connections to Sheffield City Centre and Barnsley Interchange along with motorway links, good local schools and the Leisure Centre. There are fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi as well as Fox Valley Shopping Centre. There is easy access to beautiful country walks in the Peak District and surrounding areas.

The accommodation briefly comprises: enter through a private uPVC door into the entrance lobby with a storage cupboard with fitted shelving and housing and plumbing for a washing machine. Attractive oak flooring which flows into the open plan lounge and dining kitchen. The kitchen has a range of units with oak worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, microwave, two ring induction electric hob along with space for under-counter fridge freezer. The principal bedroom is double in size. The shower room has a walk-in shower, chrome towel radiator, WC and wash basin.

- EARLY VIEWING ADVISED
- ONE BEDROOM, SECOND FLOOR APARTMENT
- GARAGE
- COMMUNAL OFF-ROAD PARKING
- SHOWER ROOM
- UNDERFLOOR HEATING
- OPEN PLAN LIVING
- WELL-KEPT COMMUNAL GROUNDS
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE
Well-kept communal areas. Communal off-road parking and garage.

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 Leasehold with a term of 999 years running from the 31st January 1980.
The property is 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.

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Total area: approx. 37.3 sq. metres (401.2 sq. feet)

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

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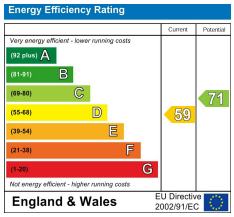

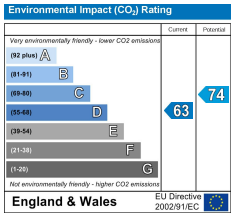

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