

Saxton Mee



**Pen Nook Gardens Deepcar Sheffield S36 2TX**  
**Offers In The Region Of £335,000**

**St Luke's**  
Sheffield's Hospice

# Pen Nook Gardens

Sheffield S36 2TX

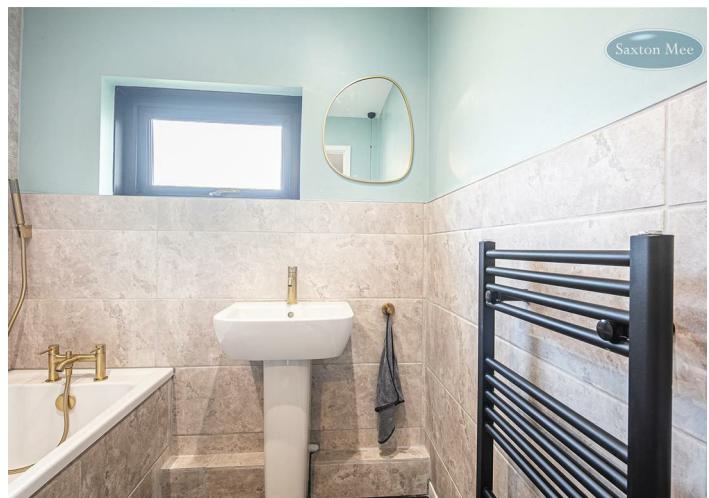
**Offers In The Region Of £335,000**

**\*\*FREEHOLD PROPERTY\*\*NO ONWARD CHAIN\*\*RECENTLY UPDATED\*\*CUL-DE-SAC POSITION\*\***

Offered to the open market with no onward chain is this impressive five bedroom detached house which is positioned at the head of a quiet cul-de-sac, within the popular suburb of Deepcar. Beautifully presented throughout, the property has been recently updated by way of new carpets, newly decorated, a renovated kitchen/bathroom, and new windows to the front aspect. The property further benefits from a low maintenance enclosed garden, block paved off road parking, and a spacious kitchen diner. On the ground floor the accommodation briefly comprises an entrance hall, a 23ft lounge/dining room which has panelled walls, a feature fireplace with a gas fire, and dual aspect windows/patio doors, a downstairs WC, a utility room, and a kitchen diner which features underfloor heating, numerous base units with contrasting worktops, a range cooker, and an integrated dishwasher. The first floor has five bedrooms which each feature new carpets and have been redecorated recently, a well appointed bathroom which has a shower over the bath, and a separate WC.

- NO ONWARD CHAIN
- FREEHOLD HOUSE
- FIVE BEDROOMS
- SPACIOUS KITCHEN DINER
- RECENTLY UPDATED
- NEW CARPETS/DECOR
- CUL-DE-SAC POSITION
- NEST HEATING
- NEW WINDOWS TO FRONT ASPECT
- POPULAR LOCATION





## OUTSIDE

To the front of the property there is a small section of lawn and a block paved driveway that leads to the garage which is suitable for storage only as part has been converted to create the utility and downstairs WC. At the rear is an enclosed private garden which features a paved patio area, lawn, west established hedges and planted beds.

## 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 an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

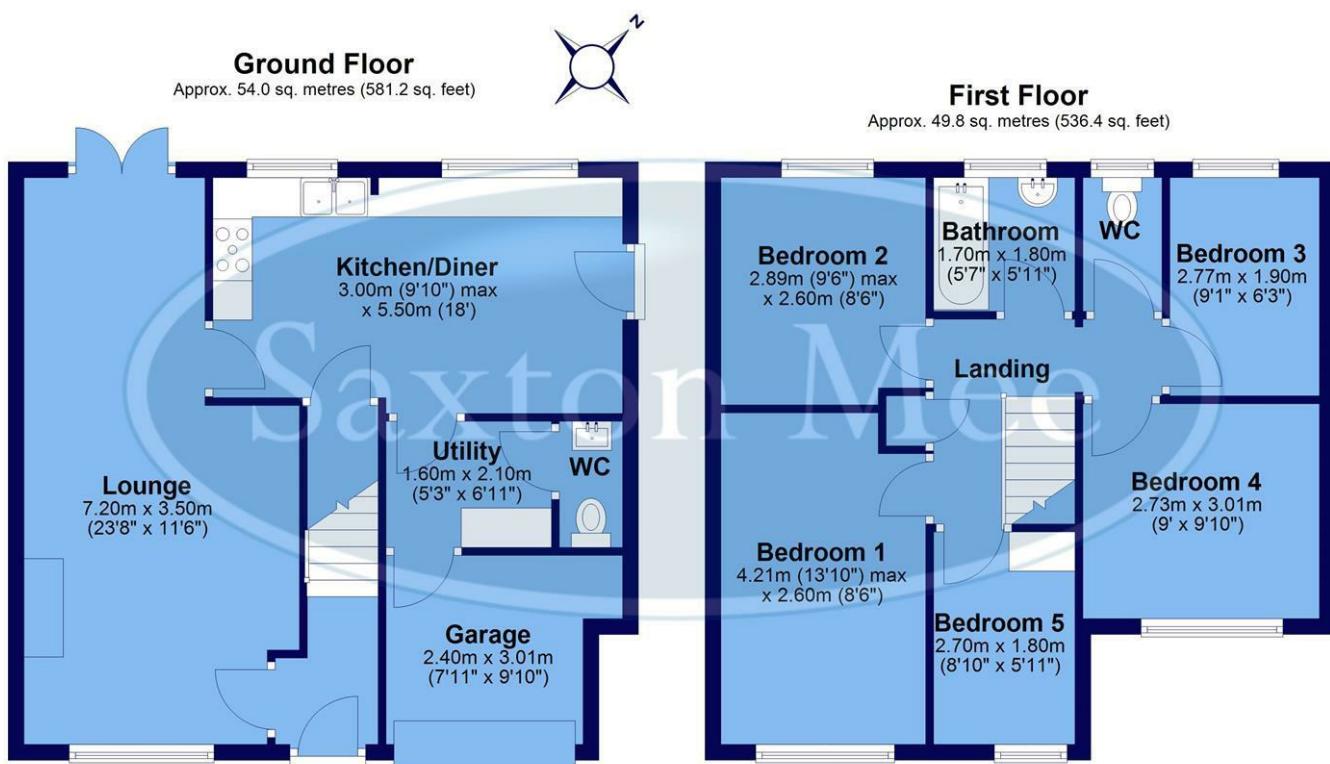
## MATERIAL INFORMATION

The property is Freehold. The council tax band is currently D. (£2,389)

## VALUER

Chris Spooner

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. 103.8 sq. metres (1117.5 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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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus)	A
(B1-B1)	B
(B9-B9)	C
(D5-D4)	D
(D9-D9)	E
(F1-F1)	F
(G1-G1)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	78

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1 plus)	A
(B1-B1)	B
(B9-B9)	C
(D5-D4)	D
(D9-D9)	E
(F1-F1)	F
(G1-G1)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	59