



Armitage Road Deepcar Sheffield S36 2PA
Guide Price £140,000

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GUIDE PRICE £140,000-£150,000 ** NO CHAIN ** SOUTH FACING REAR GARDEN ** FREEHOLD ** Situated on this popular residential road is this deceptively spacious, three double bedroom terrace property which enjoys a fully enclosed, south facing rear garden and benefits from uPVC double glazing and gas central heating. In brief, the living accommodation comprises, front composite door which opens into the entrance hall with an under stair storage cupboard and a downstairs WC. Access into the lounge and the kitchen. The generously proportioned lounge has a large window allowing lots of natural light and a rear composite entrance door along with ample space for a dining table and chairs, while the focal point is the electric fire. The galley style kitchen has a range of wall, base and drawer units with complementary worktops which incorporate the sink and drainer. There is space for an oven and a pantry with housing and plumbing for a washing machine. A door then gives access to a side entrance lobby with front and rear composite doors and a utility with space for a tumble dryer and fridge freezer. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The good size master has built in wardrobes and pull-down loft ladders which access an occasional attic room which has been carpeted, has electric and lighting and a Velux window. Bedroom two again benefits from a built-in wardrobe. Bedroom three overlooks the front of the property. The spacious bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

- EARLY VIEWING ADVISED
- THREE DOUBLE BEDROOM TERRACE
- KITCHEN & GOOD SIZE LOUNGE
- DOWNSTAIRS WC & UTILITY
- OCCASIONAL ATTIC ROOM
- SOUTH FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

Steps and a path lead to the front entrance doors. Front lawn. To the rear is a fully enclosed garden with a patio, lawn, a garden shed and summer house.

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.

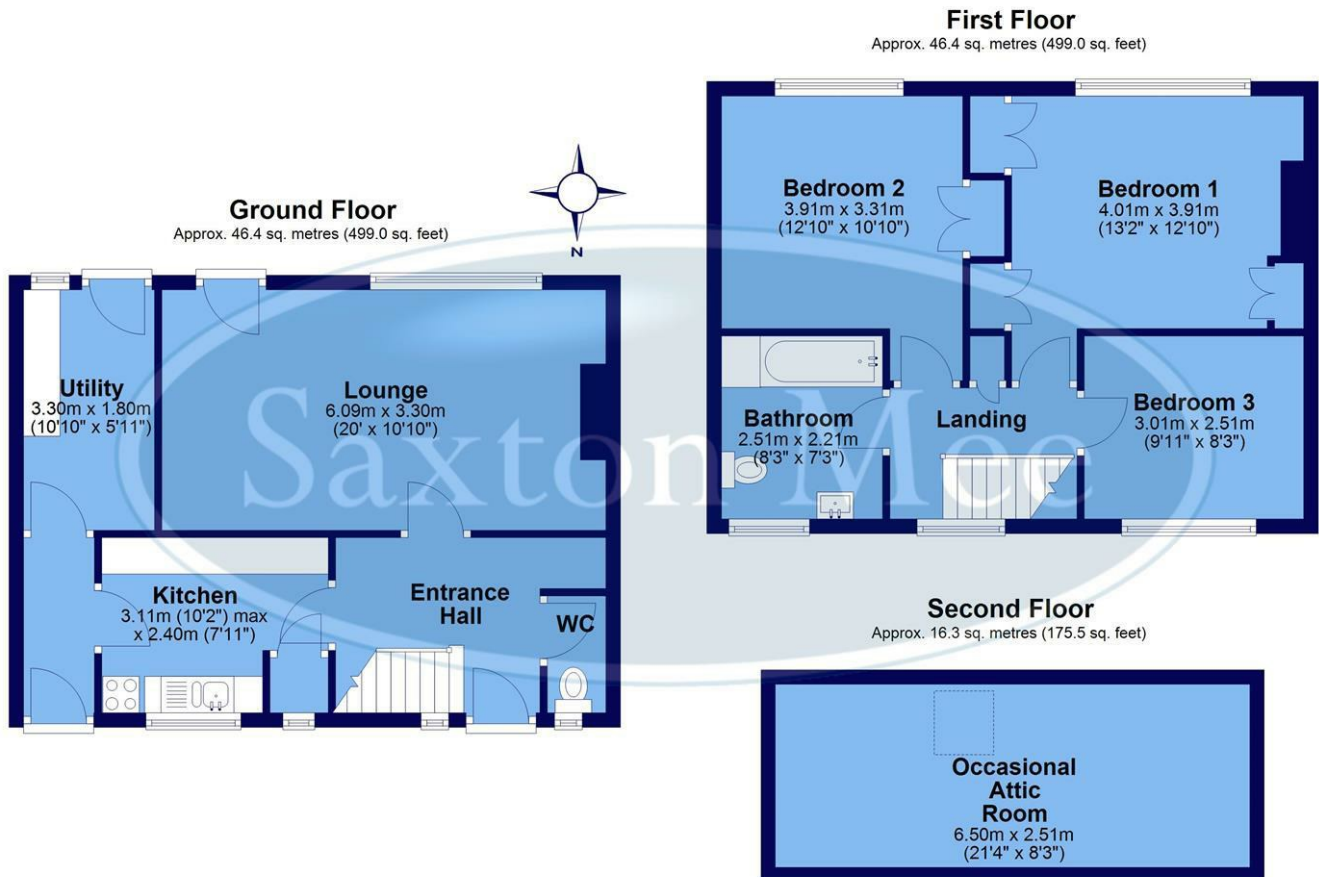
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band 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.



Total area: approx. 109.0 sq. metres (1173.6 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			
(92 plus) A			
(81-91) B			86
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	