Saxton Mee







Grove Road Deepcar Sheffield S36 2QA
Offers Over £250,000

St Luke's Sheffield's Hospice

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** FREEHOLD ** Situated on this admirable corner plot is this effectively extended, three bedroom, bay fronted semi detached property which enjoys gardens to the front, side and rear and benefits from a driveway providing ample off-road parking, a detached garage, EV charging point, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: a front uPVC door opens into the entrance hall which flows into the extended kitchen/diner and garden room. The kitchen has a range of units with a contrasting worktop with a contrasting Granite worktop. There is an island and breakfast bar with a Granite worktop which incorporates the sink. Integrated appliances include a fridge, freezer, dishwasher, washing machine, electric oven, microwave and a four ring hob with extractor above. There is an under stair storage cupboard. The kitchen flows into a garden room which has three Aluminium Bi-fold doors opening onto the rear garden, providing a perfect extension for indoor/outdoor entertaining. There is a separate lounge with a gas fire set in a feature fireplace and a bay window.

From the entrance hall, a staircase rises to the first floor landing with access into a useful loft space, a cupboard which houses the gas boiler, the three bedrooms and the bathroom. The main double bedroom has fitted wardrobes/cupboards. Double bedroom two has fitted wardrobes. Bedroom three is currently used as an office. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin set in a combination unit.

- EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY
- FABULOUS KITCHEN/DINER & GARDEN ROOM WITH BI-FOLD DOORS
- SEPARATE LOUNGE
- THREE PIECE SUITE BATHROOM
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- DETACHED GARAGE & EV CHARGING POINT
- GARDENS TO THE FRONT, SIDE & REAR
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS










OUTSIDE
To the front of the property is a lawned garden which continues round the side. There is a driveway providing off-road parking for three/fours cars as well as an EV charging point and a detached garage. The rear garden is flagged for easy maintenance.

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 B.

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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Ground Floor

Main area: approx. 48.7 sq. metres (523.8 sq. feet)

Plus garages, approx. 16.4 sq. metres (176.5 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.5 sq. feet)



Main area: Approx. 85.3 sq. metres (918.3 sq. feet)

Plus garages, approx. 16.4 sq. metres (176.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths

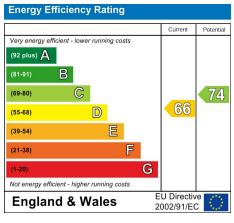
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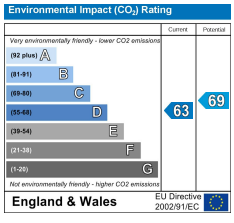
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