



Helliwell Lane Deepcar Sheffield S36 2QH
Offers Around £210,000

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**** FREEHOLD **** Situated in this sought after area of Deepcar is this extended two double bedroom semi detached property which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises: enter via a front uPVC door into the porch with access to a downstairs WC. A further uPVC door opens to a lobby with access into the entrance hall and the integral garage with electric roller door. The entrance hall has an under stair storage cupboard and access to both the kitchen and the lounge. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge, freezer, electric oven, a four ring hob with extractor above and a microwave along with housing for a washing machine. The well proportioned lounge has an electric fire. The lounge flows into an office/study with fitted cupboards and work stations. A sliding door opens into the garden room with access onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with a cupboard which houses the gas boiler, the two bedrooms and the bathroom. The principal double bedroom is to the rear aspect and benefits from fitted wardrobes, drawers and bedside tables. Double bedroom two is to the front aspect and has a storage cupboard. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED LOUNGE
- KITCHEN
- STUDY/OFFICE & GARDEN ROOM
- THREE PIECE SUITE BATHROOM
- DRIVEWAY & INTEGRAL GARAGE
- DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS

OUTSIDE

A low wall encloses a front garden area. A driveway leads to the integral garage. The fully enclosed rear garden has a patio, composite decking and planted borders.

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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