

Saxton Mee



St Mary Crescent Deepcar Sheffield S36 2TL
Guide Price £345,000



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GUIDE PRICE £345,000-£350,000 ** FREEHOLD ** Viewing is essential to appreciate the accommodation on offer of this effectively extended, four/five bedroom, two bathroom detached property which enjoys a fully enclosed, south-east facing rear garden and benefits from a driveway providing ample off-road parking, a brand new en suite bathroom and family bathroom, uPVC double glazing and gas central heating.

Beautifully decorated throughout, the well presented living accommodation briefly comprises: enter via a porch with a storage cupboard. A door then opens into an inner lobby with access into a study/bedroom five and the L shaped open plan lounge and dining room. The lounge area has a large front window and double doors from the dining area which open into the kitchen breakfast room. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. There is space for a Range cooker with extractor above, American style fridge freezer and an integrated dishwasher. Double doors then open into the extended garden room which has uPVC French doors opening onto the garden. From the kitchen, there is access to a utility room and WC. The utility room has fitted cupboards, housing and plumbing for a washing machine and tumble dryer, the wall mounted gas boiler and a rear composite entrance door.

From the lounge, a staircase rises to the first floor landing with access into a useful loft space, the four bedrooms and the family bathroom. The principal double bedroom has fitted wardrobes, a dressing area and the added advantage of a brand new en suite bathroom including bath with overhead shower. Bedrooms two, three and four are all to the front aspect, with bedrooms two and four having fitted wardrobes. The brand new bathroom has a stylish suite including walk-in shower, double wash basin and a WC all complemented by LED mirror's and a fitted cupboard with sliding mirror doors.

- FOUR/FIVE BEDROOM DETACHED PROPERTY
- TWO NEW BATHROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GARDEN ROOM, UTILITY & DOWNSTAIRS WC
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- SOUTH-EAST FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front is a double-width block paved driveway providing ample off-road parking. Access down the side of the property leads to the south-east facing, fully enclosed rear garden which has a lawn, gravelled area, wooden decking and two garden sheds.

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 C.

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.

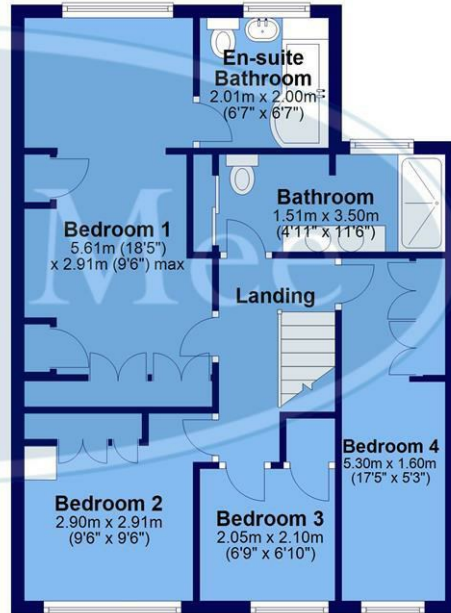
Ground Floor

Approx. 65.8 sq. metres (708.3 sq. feet)



First Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



Total area: approx. 120.7 sq. metres (1299.4 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	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		71	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		70	75