



The Rookery Deepcar Sheffield S36 2NE
Offers In The Region Of £310,000

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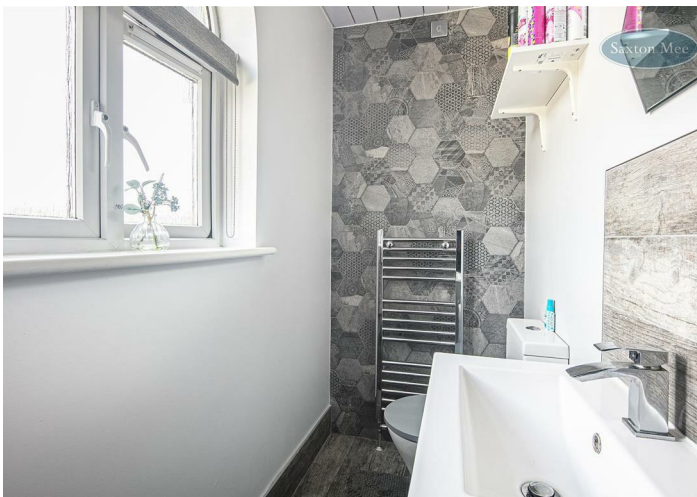
**** FREEHOLD **** Situated on the popular Rookery Estate on a corner plot is this three double bedroom, two bathroom detached property which enjoys a south-west facing rear garden and benefits from a double-width driveway, uPVC double glazing and gas central heating. The property has recently been upgraded with a modern open plan kitchen/diner and a utility created in the converted garage.

Tastefully decorated throughout, the well presented living accommodation comprises, front composite door which opens into a porch with access into the lounge. The good sized lounge has a modern gas fire. A door then opens into the open plan kitchen/diner. The kitchen has a modern range of wall, base and drawer units. Contrasting worktops incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a dishwasher. Attractive flooring flows throughout. There is ample space for a dining table and chairs and uPVC French doors open onto the rear garden, a perfect extension for outside dining. There is a utility off which houses the gas boiler, has housing and plumbing for a washing and space for an American style fridge freezer.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into the loft, the three bedrooms and a bathroom. The master has two front windows allowing lots of natural light, fitted wardrobes and the added advantage of an en suite shower room. Bedrooms two and three overlook the rear garden. The principal bathroom has a three piece suite including jacuzzi bath, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- MODERN KITCHEN/DINER
- CONVERTED GARAGE WITH STORAGE & UTILITY
- THREE DOUBLE BEDROOMS
- SOUTH-WEST FACING REAR GARDEN
- DOUBLE-WIDTH DRIVEWAY





OUTSIDE

To the front is a double-width driveway which leads to the garage which has been converted to create a utility to the rear and a storage compartment to the front. Accessed from both sides of the property is the south-west facing rear garden which includes a patio and lawn with plants, trees & shrubs.

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 D.

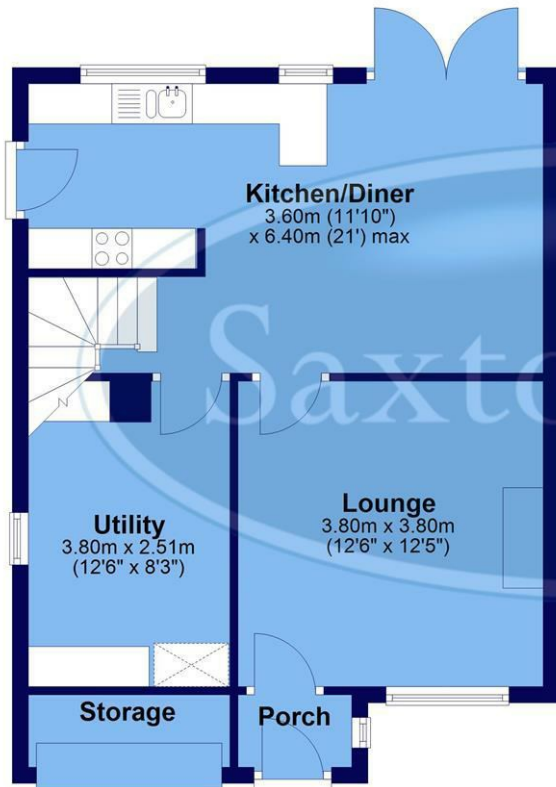
VALUER

Greg Ashmore MNAEA

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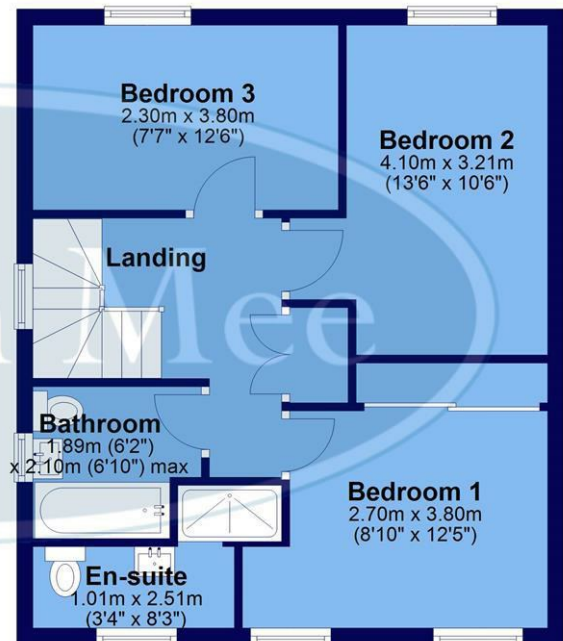
Ground Floor

Approx. 52.0 sq. metres (560.2 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



Total area: approx. 100.1 sq. metres (1077.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

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