

Saxton Mee

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Haywood Avenue Deepcar Sheffield S36 2QD
Offers In The Region Of £230,000

St Luke's
Sheffield's Hospice

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Sheffield S36 2QD

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OIRO £230,000 ** SOUTH-WEST FACING REAR GARDEN ** FREEHOLD **Situated on this attractive tree-lined road is this larger than average three bedroom semi detached property which enjoys a landscaped rear garden and benefits from a large driveway providing ample off-road parking, uPVC double glazing and gas central heating. The property has been modernised by the current owner including a new kitchen and boiler, new flooring, doors and redecorated.

Tastefully decorated throughout, the well presented living accommodation briefly comprises front composite door which opens into the entrance hall with an under stair storage cupboard and access into the lounge and the open plan kitchen/diner. The lounge has a large front window allowing natural light, while the focal point is the gas fire. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, fridge and the housed gas boiler. Ample space for a dining table and chairs and uPVC French doors which open onto the rear garden, perfect for indoor outdoor dining. There is a pantry/larder under the stairs and a side entrance lobby with a front composite door and rear uPVC French doors, a good sized storage cupboard and a downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with access into three bedroom and the bathroom. The master bedroom is to the front and has a storage cupboard. Double bedroom two is to the rear aspect. Single bedroom three is to the front and has a storage cupboard. The bathroom has a three piece suite including bath with overhead shower.

A staircase rises to the second floor to the attic conversion with Velux windows.

- THREE BEDROOM SEMI DETACHED PROPERTY
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- NEW KITCHEN/DINER WITH uPVC FRENCH DOORS
- ATTIC CONVERSION
- LANDSCAPED, SOUTH-WEST FACING GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

To the front is a block paved driveway providing off-road parking for three cars. The fully enclosed landscaped rear garden includes a patio, steps to a gravelled area and a wooden decked terrace, further steps to a seating area 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.

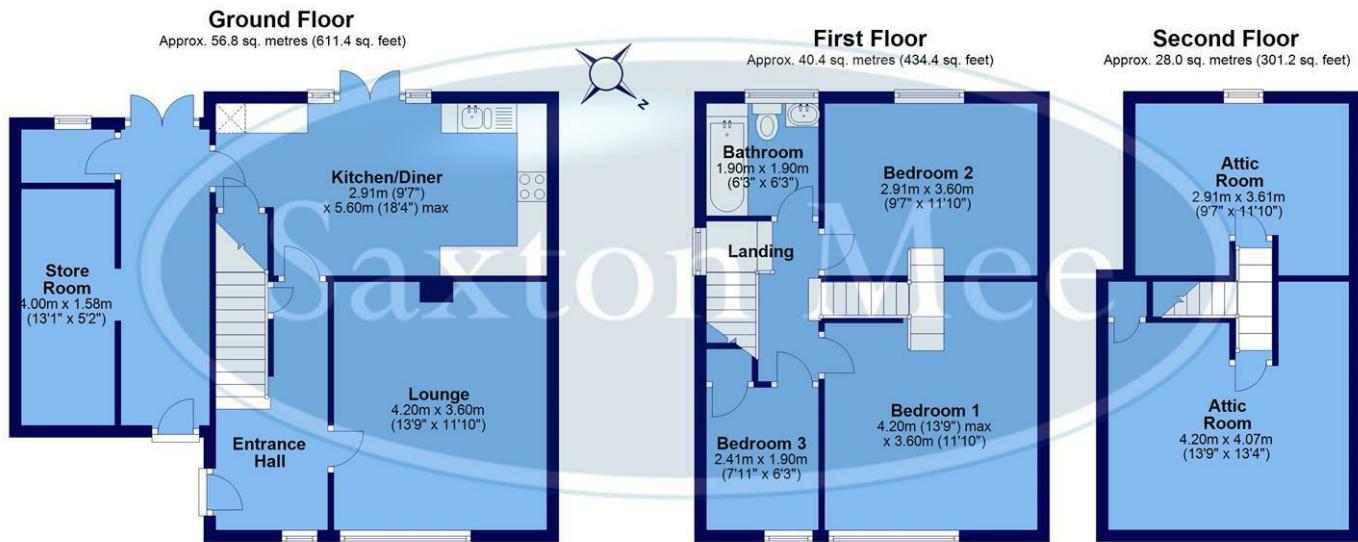
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band 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. 125.1 sq. metres (1347.0 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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onTheMarket.com

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	84
(B1-B1) B	72
(B9-B9) C	
(D5-D4) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) 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 (A2 plus) A	
(B1-B1) B	
(B9-B9) C	
(D5-D4) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC