

Saxton Mee



Samuel Fox Avenue Deepcar Sheffield S36 2AG
Guide Price £190,000



Samuel Fox Avenue

Sheffield S36 2AG

Guide Price £190,000

GUIDE PRICE £190,000-£200,000 ** WEST FACING REAR GARDEN ** FREEHOLD ** Situated near the end of this cul-de-sac on this popular estate is this two double bedroom townhouse which enjoys a fully enclosed rear garden and benefits from a driveway providing an off-road parking space, visitor parking, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises front composite door which opens into the entrance hall with a downstairs WC and access into the open plan lounge, dining room and kitchen. The kitchen has a range of wall, base and drawer units with a contrasting work top which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include electric oven, washing machine, fridge and freezer. There is ample space for a dining table and a good size storage cupboard under the stairs. From the lounge, three bi-fold doors open to the rear garden and allow lots of light to flow into the room. From the entrance hall, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. Both bedrooms are double in size, with the master having ample space for wardrobes and bedroom two benefits from a storage cupboard which houses the boiler. The bathroom comes with a modern three piece suite including bath with overhead shower, chrome towel radiator, WC and a wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- WELL PRESENTED TWO BEDROOM TOWNHOUSE
- DOWNSTAIRS WC
- LOVEY OPEN PLAN LIVING WITH BI-FOLD DOORS OPENING ONTO THE GARDEN
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY & VISITOR PARKING
- A NUMBER OF YEARS REMAINING ON THE NHBC GUARANTEE
- FOX VALLEY SHOPPING CENTRE
- PUBLIC TRANSPORT LINKS, LOCAL SCHOOLS & AMENITIES
- MOTORWAY LINKS & EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

To the front is a driveway providing an off-road parking space. Visitor parking space. Fully enclosed rear garden with a patio and lawn.

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.

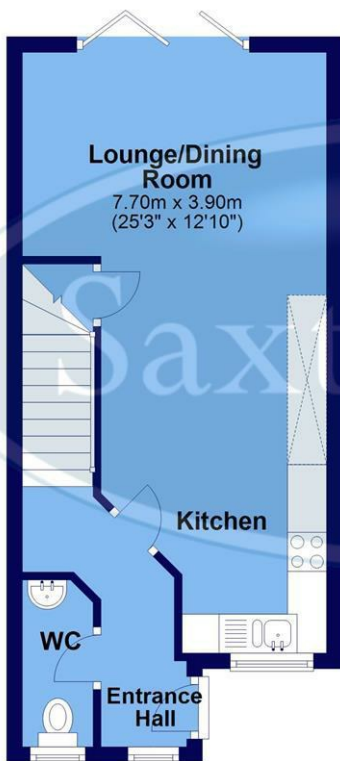
VALUER

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.



Ground Floor
Approx. 32.6 sq. metres (350.6 sq. feet)



First Floor
Approx. 30.3 sq. metres (326.5 sq. feet)



Total area: approx. 62.9 sq. metres (677.2 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		97
	(81-91) B		84
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) 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	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	