

Saxton Mee

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Hillcrest Road Deepcar Sheffield S36 2QL
Guide Price £270,000



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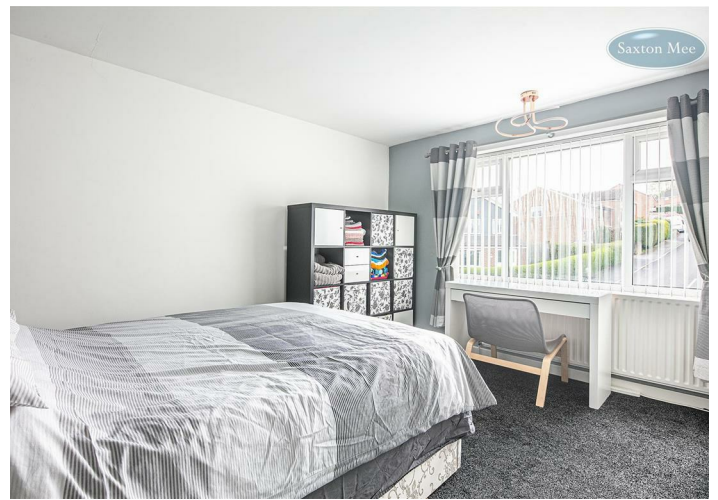
Sheffield S36 2QL

Guide Price £270,000

PRICE GUIDE £270,000-£280,000 Situated on this popular residential road is this effectively extended, three bedroom detached property which enjoys attractive views and a lovely rear garden and benefits from a double-width driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises front uPVC door which opens into the entrance hall with access into the lounge and kitchen. The lounge has a large bay window allowing lots of natural light and attractive flooring, while the focal point is the electric fire set in a modern fire surround. The largely extended recently fitted kitchen has a modern and contemporary 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 a microwave, electric oven, dishwasher along-with housing for an American style fridge freezer, washing machine and tumble dryer. There is an under stair storage cupboard which houses the gas boiler and a side uPVC entrance door. An open doorway leads into the extended dining room which in turn leads into a second sitting room/garden room. There is attractive flooring throughout and uPVC French doors which open onto a wooden decked terrace. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The master is a fantastic size and benefits from a row of fitted wardrobes. Bedroom two is a good size double and has a fitted cupboard. Bedroom three is a good size single and is front facing. The bathroom comes with a four piece suite including bath, separate shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- EFFECTIVELY EXTENDED ACCOMMODATION
- KITCHEN WITH UTILITY AREA
- DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- FOX VALLEY SHOPPING CENTRE & AMENITIES CLOSE-BY
- GOOD LOCAL SCHOOLS, EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAY LINKS





OUTSIDE
 Front lawn with a path to the entrance door. Double-width driveway provides off-road parking and leads to the garage with an up over door. Access down the side of the property leads to the fully enclosed rear garden which has a wooden decked terrace, patio and lawn. There are two double sockets and an outside tap.

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.

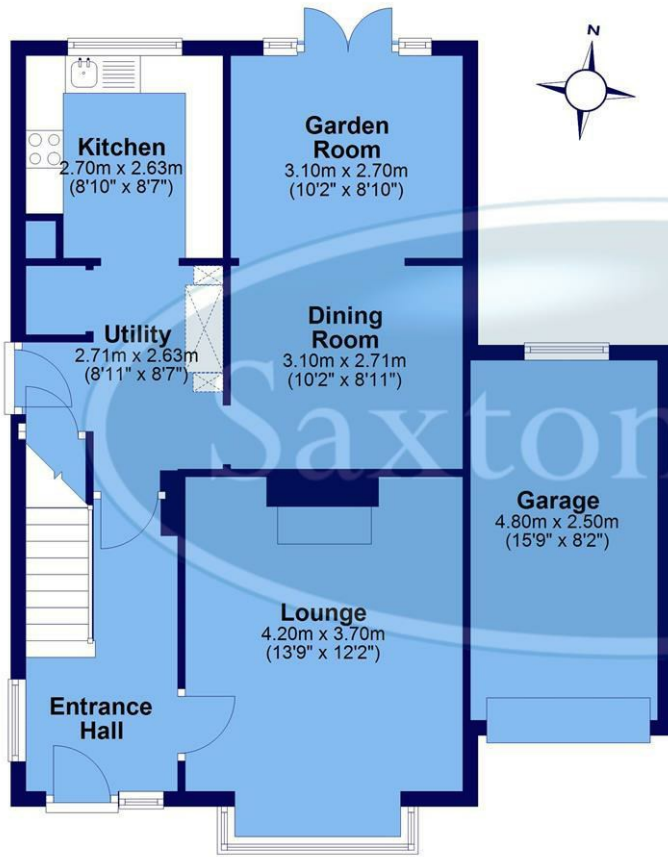
MATERIAL INFORMATION
 The property is Leasehold with a term of 800 years running from the 25th March 1956.
 The property is currently Council Tax Band C.

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. 70.3 sq. metres (756.2 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 111.1 sq. metres (1195.5 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		
(92-91)	B		
(89-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	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		64	77
EU Directive 2002/91/EC			