



Pen Nook Gardens Deepcar Sheffield S36 2TX
Guide Price £190,000

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GUIDE PRICE £190,000-£195,000 ** FREEHOLD ** Situated within a quiet and established residential estate, this well-presented two-bedroom semi-detached property offers comfortable and contemporary accommodation, complemented by off-road parking and an attractive rear garden. Further benefit include recently installed uPVC windows.

The ground floor accommodation opens into an entrance porch, leading through to a bright dual-aspect lounge featuring a gas fire (currently disconnected) set within an attractive surround. The modern kitchen/diner is fitted with a range of contemporary units with contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven with a four-ring hob and extractor hood above. There is also plumbing and space for a washing machine and dishwasher (not included), together with space for a fridge/freezer. A uPVC rear entrance door provides direct access to the garden, while a useful understairs cupboard offers additional storage.

To the first floor are two double bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, while the second bedroom enjoys an outlook over the rear aspect. The fully tiled bathroom is fitted with a white three-piece suite comprising a panelled bath with overhead shower, WC and wash hand basin.

The property also benefits from access to a loft space.

- TWO DOUBLE BEDROOMS
- SEMI-DETACHED PROPERTY
- QUIET RESIDENTIAL ESTATE
- MODERN KITCHEN/DINER
- BRIGHT DUAL-ASPECT LOUNGE
- RECENTLY INSTALLED UPVC WINDOWS
- OFF-ROAD PARKING
- ATTRACTIVE REAR GARDEN





OUTSIDE

To the front is a lawned garden. A driveway runs do the side of the property providing off-road parking. The rear garden is mostly laid to lawn and has a seating area and garden shed.

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

Tenure: Freehold
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.

Ground Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



First Floor

Approx. 27.7 sq. metres (297.7 sq. feet)



Total area: approx. 56.7 sq. metres (610.6 sq. feet)

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

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	