Saxton Mee







Coultas Avenue Deepcar Sheffield S36 2PT
Guide Price £180,000

St Luke's Sheffield's Hospice

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GUIDE PRICE £180,000-£190,000 ** FREEHOLD ** Occupying a generous plot within a cul-de-sac setting is this well-presented three-bedroom end-terrace property which enjoys a good-sized rear garden and benefits from off-road parking, a carport, an electric vehicle charging point, uPVC double glazing and gas central heating.

The well-appointed accommodation is accessed via a composite entrance door to the side, which opens into an entrance hall. The lounge features an attractive exposed brick chimney breast housing a cast-iron multi-fuel stove, creating a charming focal point to the room. A useful understairs area provides plumbing for a washing machine. The kitchen is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, four-ring hob with extractor above, fridge freezer and dishwasher. There is space for a dining table and chairs, making this a practical area for everyday dining. The kitchen also houses the gas central heating boiler and benefits from a composite stable-style door providing access to the rear garden. Completing the ground floor accommodation is the family bathroom, fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC.



To the first floor are three bedrooms. The principal bedroom is a generous double with ample space for freestanding furniture and the added convenience of access to a WC and wash basin. Bedroom two is a further double bedroom positioned to the rear of the property, whilst bedroom three is a good-sized single bedroom, currently utilised as a home office, offering flexibility to suit individual requirements.

Further benefits include access to a useful boarded loft space via a pull-down ladder, providing storage.

- THREE-BEDROOM END-TERRACE PROPERTY
- GENEROUS PLOT IN A CUL-DE-SAC POSITION
- WELL-PRESENTED ACCOMMODATION THROUGHOUT
- GOOD-SIZED REAR GARDEN
- OFF-ROAD PARKING AND CARPORT
- ELECTRIC VEHICLE CHARGING POINT
- LOUNGE WITH CAST-IRON MULTI-FUEL STOVE
- FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH WC AND WASH BASIN
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING










OUTSIDE
To the front of the property is a garden area and a driveway providing off-road parking, which extends beneath a covered carport. To the rear is a generously proportioned garden, predominantly laid to lawn, complemented by a patio area, together with a useful 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

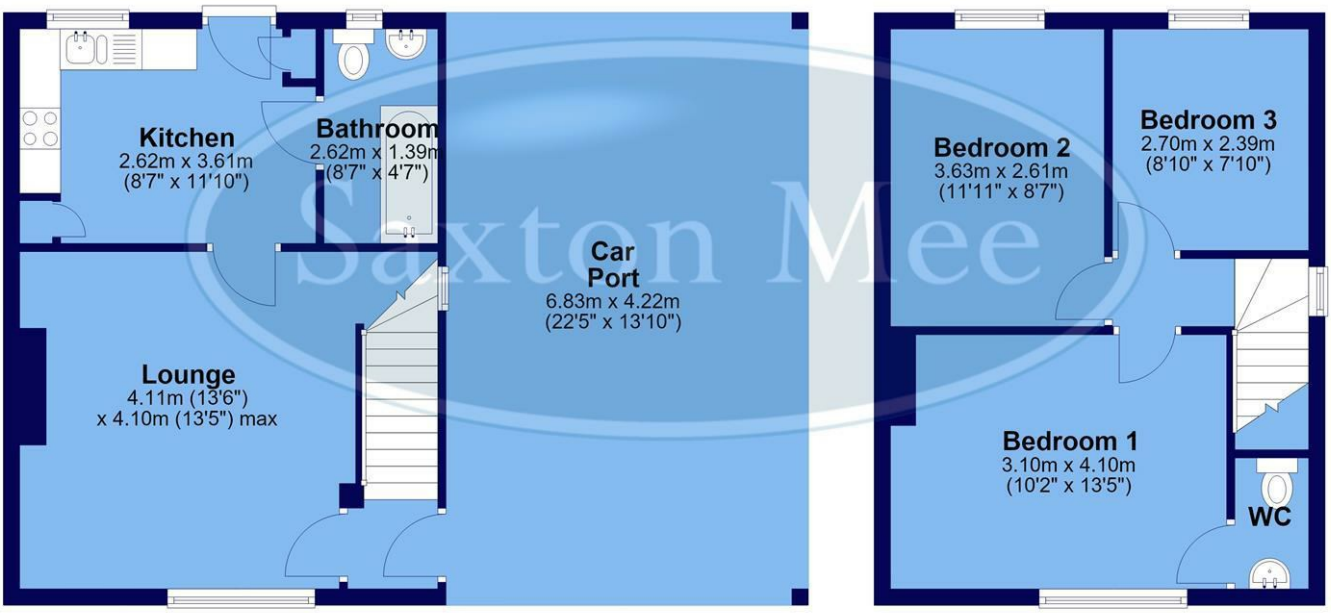
VALUER
Greg Ashmore MNAEA

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Ground Floor
Approx. 64.3 sq. metres (692.6 sq. feet)

First Floor
Approx. 34.8 sq. metres (375.0 sq. feet)



Total area: approx. 99.2 sq. metres (1067.6 sq. feet)

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

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