Saxton Mee







Howson Road Deepcar Sheffield S36 2QS
Guide Price £190,000

St Luke's Sheffield's Hospice

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GUIDE PRICE £190,000-£200,000 ** FREEHOLD ** An attractively presented three-bedroom detached home, offering spacious and versatile accommodation, an extended contemporary kitchen diner, an enclosed rear garden and delightful views, all situated within a popular residential location. This appealing detached property has been thoughtfully maintained and tastefully appointed throughout. Enjoying attractive views and the benefit of a fully enclosed rear garden, the property also features uPVC double glazing and gas central heating throughout.

A composite entrance door opens into an entrance lobby, leading through to the extended kitchen diner, which provides an excellent space for both everyday family living and entertaining. The kitchen is fitted with a stylish range of modern wall, base and drawer units, complemented by contrasting work surfaces incorporating a sink and drainer. A selection of integrated appliances includes a washing machine, slimline dishwasher, double electric oven and four-ring hob with extractor hood above. uPVC French doors open directly onto the rear garden, allowing natural light to flow into the room and providing a seamless connection between the indoor and outdoor spaces. The spacious lounge features two generously sized windows which flood the space with natural light. Attractive flooring adds character and style, whilst the fireplace creates an appealing focal point. A cellar head provides access via a staircase to the cellar, which benefits from insulation and also houses the gas central heating boiler.



The first-floor landing provides access to two bedrooms and the shower room. The principal bedroom is a particularly bright and airy room, enhanced by two large windows. Completing this floor the shower room, fitted with a raised shower enclosure with sliding glazed door, WC and wash hand basin.

Stairs lead to the second floor, where the property benefits from a third bedroom.

- ATTRACTIVE THREE-BEDROOM DETACHED HOME
- POPULAR AND SOUGHT-AFTER RESIDENTIAL LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- EXTENDED CONTEMPORARY KITCHEN DINER
- RANGE OF INTEGRATED APPLIANCES
- TWO FIRST-FLOOR BEDROOMS AND ATTIC BEDROOM
- MODERN SHOWER ROOM
- USEFUL INSULATED CELLAR















OUTSIDE
To the front is a gate which opens to a wooden decked terrace which wraps round the side of the house to the rear.

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.

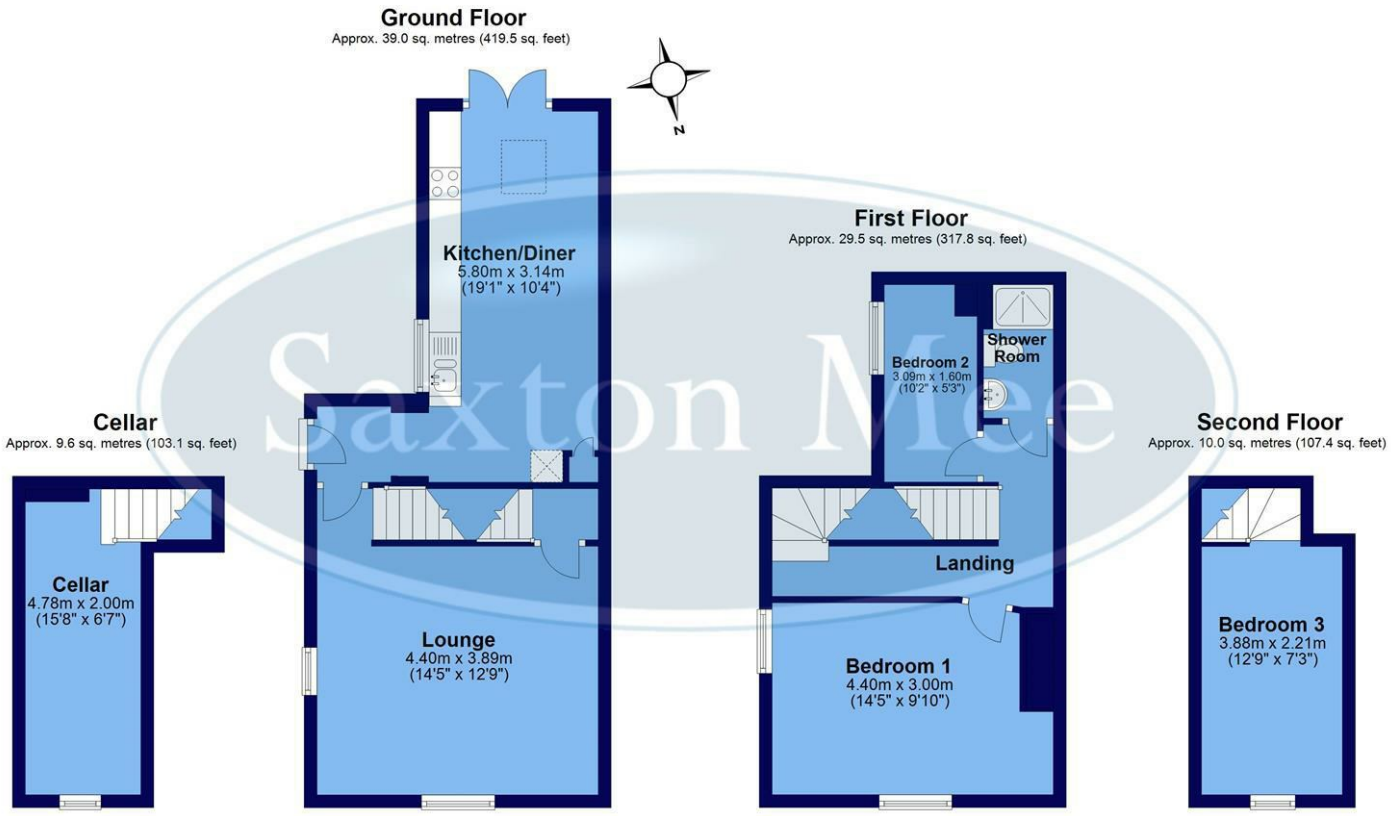
Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the 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: 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.

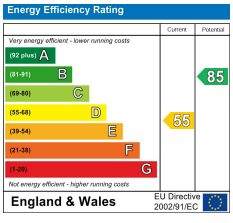
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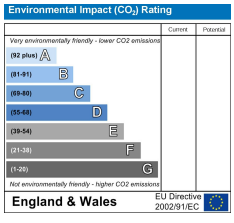


Total area: approx. 88.1 sq. metres (947.8 sq. feet)

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