

# Saxton Mee



Townend Lane Deepcar Sheffield S36 2TN  
Guide Price £200,000



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Sheffield S36 2TN

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PRICE GUIDE £200,000- £210,000 Situated on this attractive plot is this larger than average, well presented, three double bedroom semi detached property which benefits from a new kitchen, converted attic, double width driveway and detached garage. The property also benefits from uPVC double glazing and gas central heating throughout. The living accommodation briefly comprises: storm porch. A uPVC entrance door opens into the entrance hall. Fabulous, modern and contemporary, extended galley style kitchen and utility. The kitchen having a range of wall, base and drawer units. Integrated fridge/freezer, dishwasher, double electric oven, four ceramic induction hob and extractor. Housing and plumbing for a washing machine and tumble dryer in the utility area. Housing for the modern fitted gas boiler and rear uPVC entrance door. Open plan lounge/dining room with front and rear windows filling the room with natural light. The focal point is the brick built chimney breast and arched entrance to the dining area. First floor: two double bedrooms, the master benefiting from fitted wardrobes. Bathroom having a white suite and comprising bath with overhead shower. Storage cupboard. Second floor: attic double bedroom three benefiting from eaves storage.

- FABULOUS FRONT ELEVATED VIEWS
- THREE DOUBLE BEDROOMS
- NEW KITCHEN
- VIEWING RECOMMENDED
- SPACIOUS ACCOMMODATION
- IDEAL FAMILY HOME
- DOUBLE WIDTH DRIVE





## OUTSIDE

To the front is a lawn garden. A double width driveway leads to the detached, single garage with up and over door, electric and lighting. A gate gives access to the recently renovated, fully enclosed rear garden with new wooden decked area, patio and lawn garden. New fence panels.

## LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools including St John's CE Junior School, Stocksbridge Infant, Junior and High School. Deepcar Medical Centre. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

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.



Total area: approx. 136.6 sq. metres (1470.9 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	57

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(39-60) <b>C</b>			
(15-48) <b>D</b>			
(0-38) <b>E</b>			
(11-38) <b>F</b>			
(1-30) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		