

Saxton Mee



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Manchester Road Deepcar Sheffield S36 2RD
Price £125,000



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Wharncliffe View is a small and exclusive development of 8, one and two bedroom apartments combining original features with modern living and situated in the popular area of Deepcar. All apartments are finished to an extremely high standard and benefit from Linea Oak doors, high quality flooring, parking, gas central heating and uPVC double glazing. This one bedroom apartment briefly comprises: spacious open plan living/kitchen having a modern range of Howdens Clerkwell matt grey wall, base and drawer units, integrated Bosch oven with Bosch hob and extractor hood, integrated fridge freezer and dishwasher and space and plumbing for a washing machine. Luxurious bathroom including bath with shower over, WC, wash basin and illuminated mirror. Store room. Generously proportioned bedroom.

- OVER 500 SQUARE FOOT OF ACCOMMODATION
- VIEWING HIGHLY RECOMMENDED
- ALLOCATED PARKING
- FINISHED TO A HIGH SPECIFICATION
- OPEN PLAN LIVING
- EXCELLENT PUBLIC TRANSPORT & MOTORWAY LINKS





OUTSIDE

Secure allocated parking to the rear.

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.

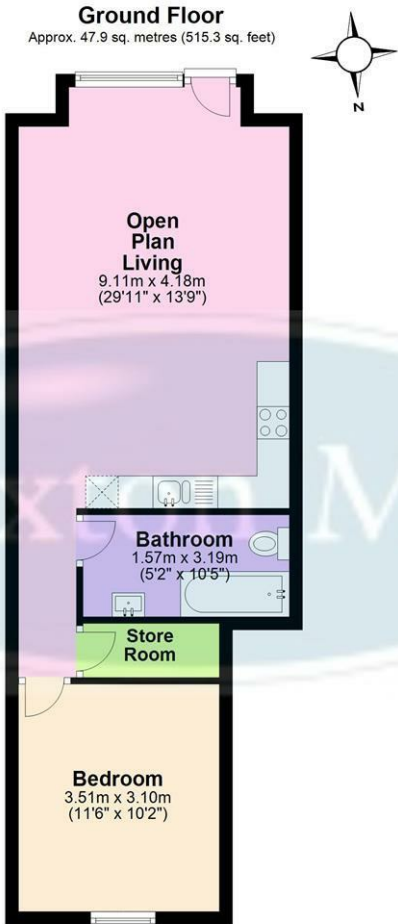
Disclaimer

Please note the photographs shown are of the show apartment and do not represent all apartments.

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.



Total area: approx. 47.9 sq. metres (515.3 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.

Crookes
Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



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	