



Hillcrest Road Deepcar Sheffield S36 2QL  
Offers Around £185,000



## Hillcrest Road

Sheffield S36 2QL

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OFFERS AROUND £185,000 \*\* NO CHAIN \*\* FREEHOLD \*\* Situated on this attractive residential road is this extended, three bedroom semi detached property which enjoys both front and rear gardens and benefits from a larger than average integral garage, a driveway providing off road parking, uPVC double glazing and gas central heating throughout. The living accommodation briefly comprises: a uPVC entrance door opens into the extended entrance porch. A further door opens into the good size lounge with a gas fire set in brick surround. A door from the lounge opens into the dining room with uPVC French doors opening onto the rear garden. Separate kitchen having a range of wall, base and drawer units. Integrated electric oven, four ring gas hob and extractor above. Under stair pantry. A composite door opens into the integral garage with up and over door, electric and lighting and benefits from a utility room off with housing and plumbing for a washing machine, a sliding door gives access to a storage room. First floor: pull down loft ladders gives access into the partly boarded loft space and houses the modern gas boiler. Three bedrooms, the master benefiting from fitted wardrobes. Four piece suite bathroom.

- VIEWING RECOMMENDED
- SPACIOUS ACCOMMODATION
- THREE BEDROOMS
- LOVELY ELEVATED REAR VIEWS
- GARDENS TO BOTH FRONT AND REAR
- OFF ROAD PARKING
- LARGE INTEGRAL GARAGE







## OUTSIDE

To the front double gates open to a driveway with a landscaped garden to the side. A fully enclosed rear garden with fencing to three sides and includes a patio, lawn with planted rear border. Garden shed. Outside lighting and water tap.

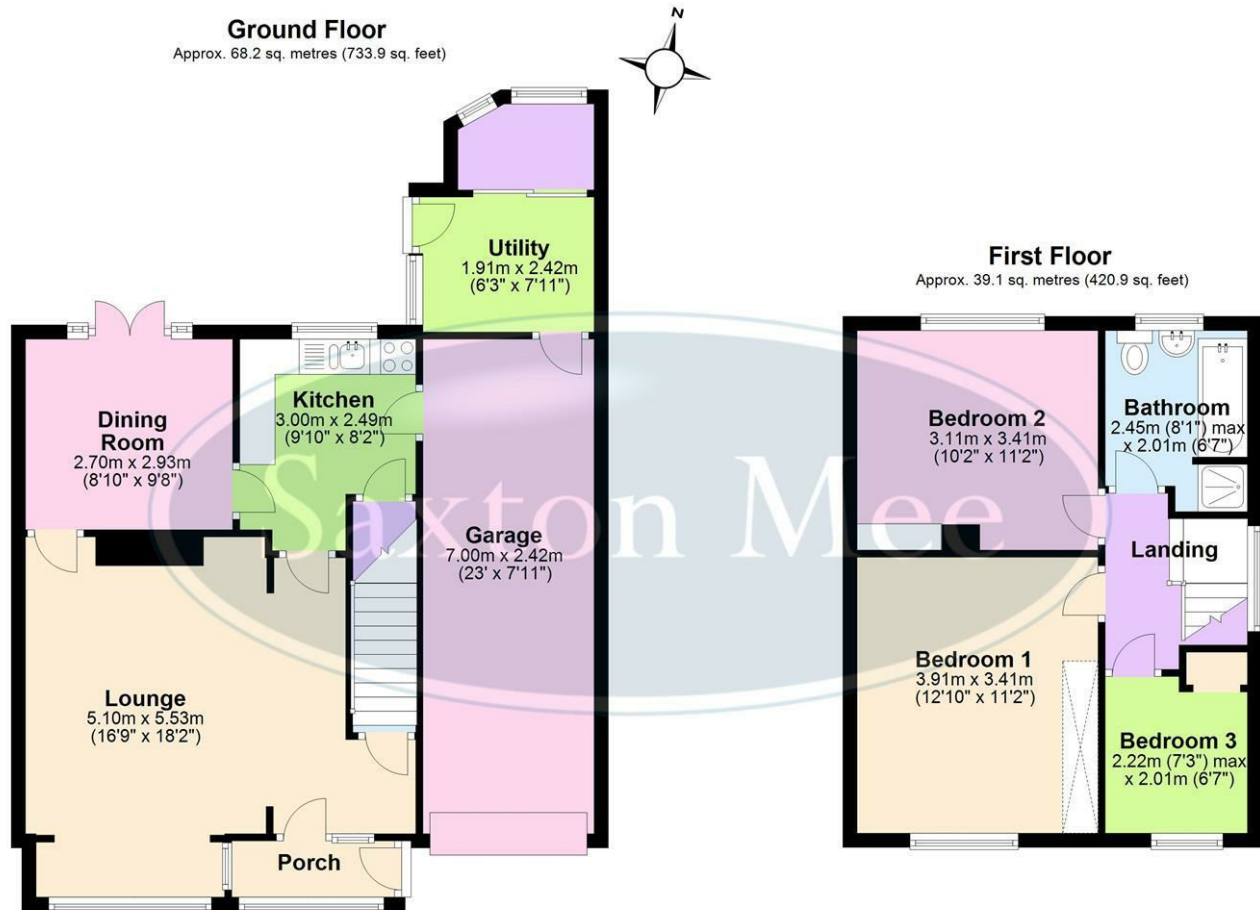
## LOCATION

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.

## 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. 107.3 sq. metres (1154.9 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.  
Yorkshire EPC & Floor Plans Ltd  
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