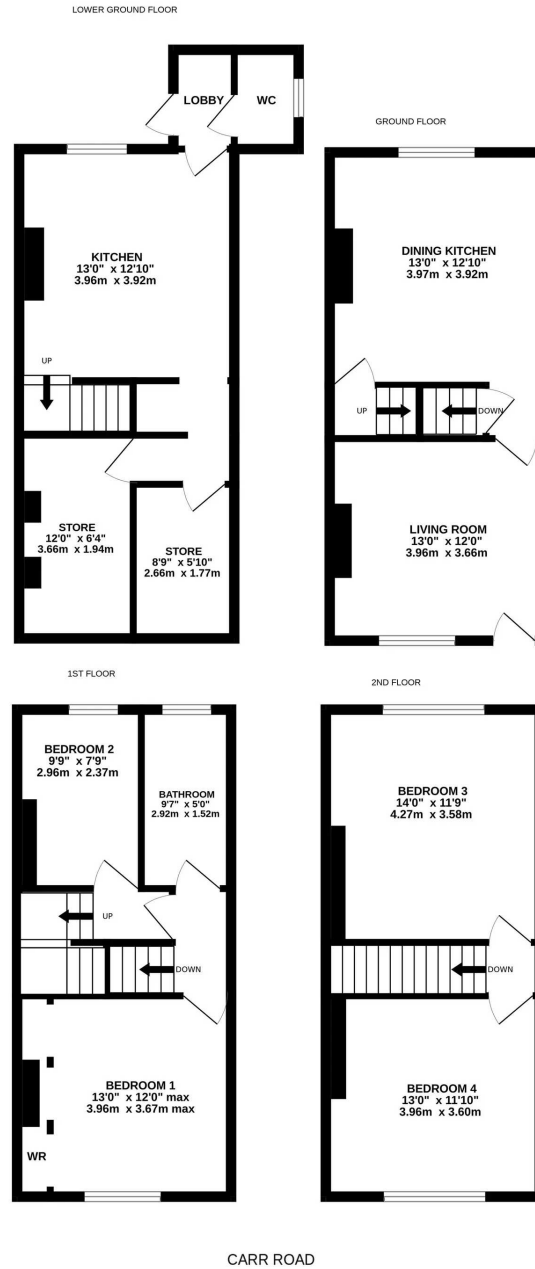




Carr Road, Deepcar

Sheffield

Offers in Region of **£165,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Carr Road

Deepcar, Sheffield

A FOUR BEDROOM STONE TERRACE PROPERTY OFFERING A SUPERB AMOUNT OF ACCOMMODATION OVER FOUR FLOORS AND LOCATED IN ONE OF DEEPCAR'S MOST DESIRABLE ADDRESSES. OFFERING A WEALTH OF VERSATILE ACCOMMODATION, THE HOME OFFERS A SUPERB AMOUNT OF SPACE WITH INTERCHANGEABLE ROOMS IN THE FOLLOWING CONFIGURATION; To the ground floor, living room and dining kitchen. To the lower ground floor, there is a second kitchen, downstairs W.C. and two spacious store rooms with scope to further convert. To the first floor, there are two bedrooms and bathroom. To the second floor there are two further double bedrooms utilising the dormer extensions to front and rear. Outside there is low maintenance garden to the front and garden space to the rear. The EPC rating is D-56 and the council tax band is A.





ENTRANCE

Entrance gained via uPVC and obscure glazed door with matching panel over into living room.

LIVING ROOM

A front facing reception space with the main focal point being a coal effect gas fire set within an ornate surround. There is ceiling light, coving to the ceiling, picture rail, central heating radiator and uPVC double glazed window to the front. A timber and glazed door then leads through to the dining kitchen.

DINING KITCHEN

With ample room for dining table and chairs, there are a range of wall and base units in a high gloss white with contrasting laminate worktops. There are integrated appliances in the form of Hot Point oven, built in microwave, four burner electric hob with chimney style extractor fan over, integrated dishwasher, integrated washing machine, full length integrated fridge and full length integrated freezer and there is a one and half bowl stainless steel sink with chrome mixer tap over. The room is lit by inset ceiling spotlights, central heating radiator and natural light is gained via uPVC double glazed window to the rear with a wooded backdrop. A timber and glazed door opens to a staircase, with a stone staircase descending to the lower ground floor where we find the second kitchen.



LOWER GROUND FLOOR KITCHEN

This is the sight of the original kitchen when the vendor moved in. This is superb versatility for the home with scope for further conversion to additional reception space. The kitchen has a range of wall and base units in a white shaker style with laminate worktops, space for cooker, space for a tumble dryer and a one and half bowl stainless steel sink with chrome mixer tap over. There are inset ceiling spotlights, central heating radiator and uPVC double glazed window to the rear. A timber and glazed door opens to the rear porch.

REAR PORCH

With uPVC door giving access to the rear garden, here we also find the boiler and there is ceiling light. Door opens to the downstairs W.C.

DOWNSTAIRS W.C.

With W.C. and wall mounted basin with chrome taps over. There is ceiling light, central heating radiator and obscure uPVC double glazed window to the side.

ADDITIONAL STORAGE AREAS

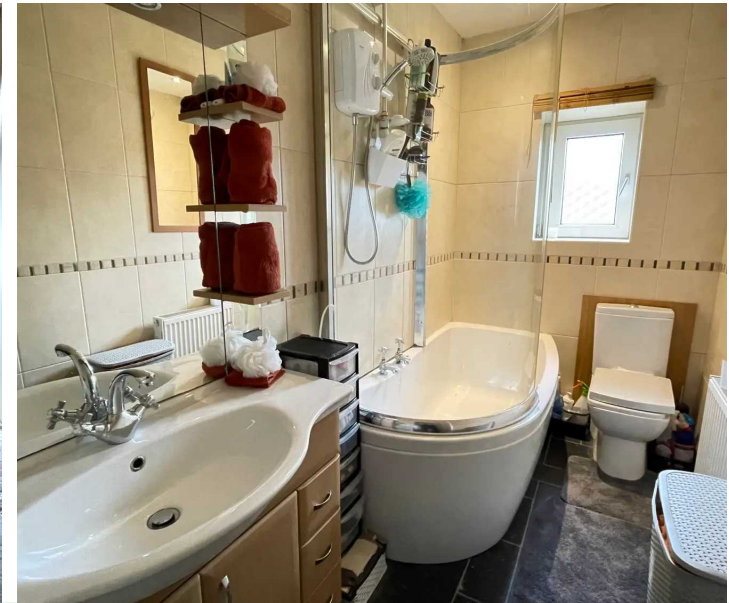
Back from the second kitchen, there is access to two additional areas. These are currently used as storage areas and are set within the hillside and therefore have no natural light source, however, they offer generous square footage and may well be ideal for a utility space, gym or similar. There is light, power and plumbing.

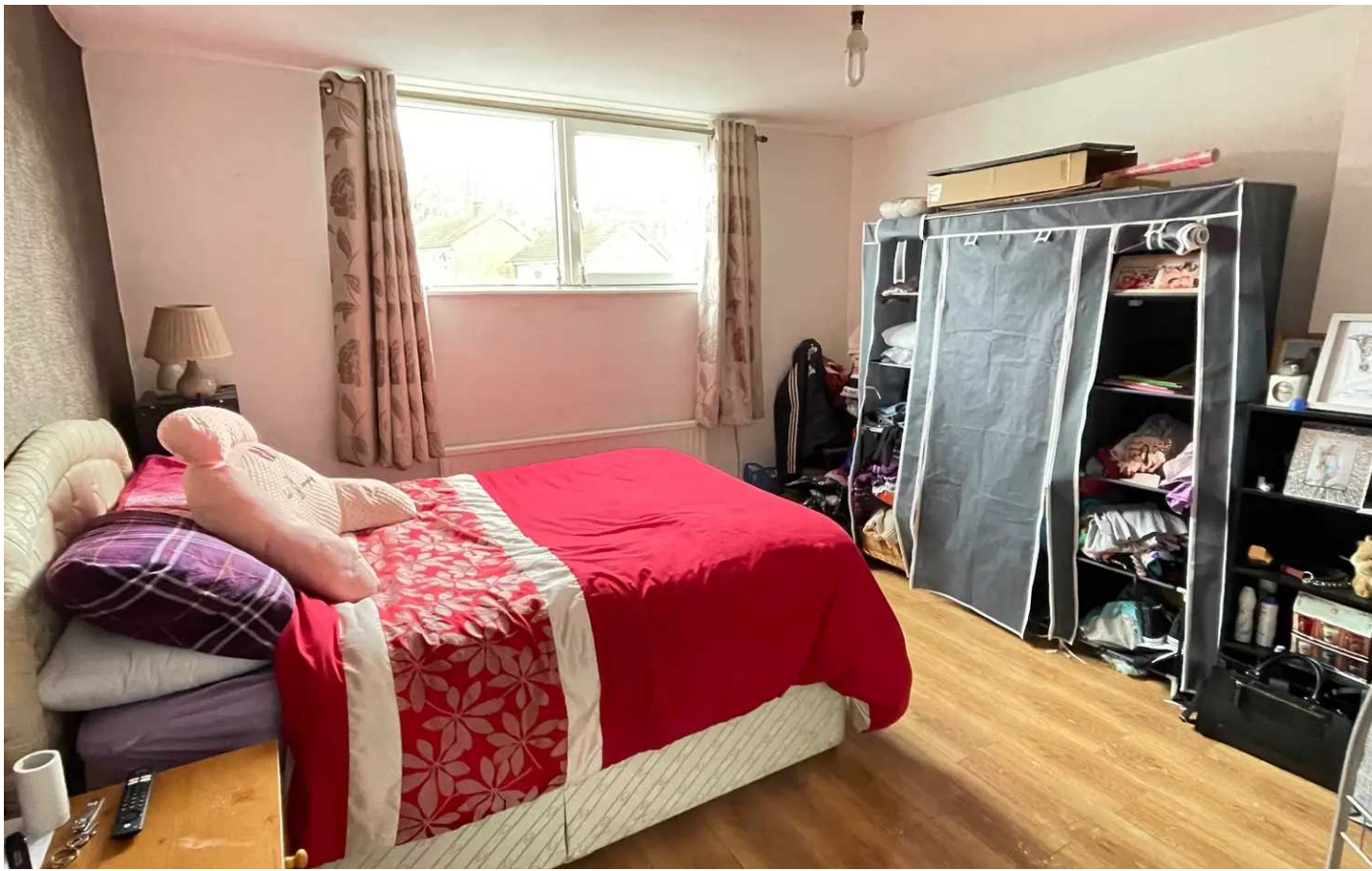
FIRST FLOOR LANDING

Back from the dining kitchen on the ground floor, a timber and glazed door opens through to the staircase rising to the first floor with a landing giving access to the following rooms.

BEDROOM ONE

A generous double bedroom with a bank of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.





BEDROOM TWO

With ceiling light, wood effect laminate flooring, central heating radiator and uPVC double glazed window to the rear.

BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., basin sat within a vanity unit with chrome mixer tap over and bath with chrome taps and Triton electric shower over. There are inset ceiling spotlights, full tiling to the walls and floor, central heating radiator and obscure uPVC double glazed window to the rear.

SECOND FLOOR LANDING

From the first floor landing, staircase rises and turns to the second floor landing with wall light and access to the following.

BEDROOM THREE

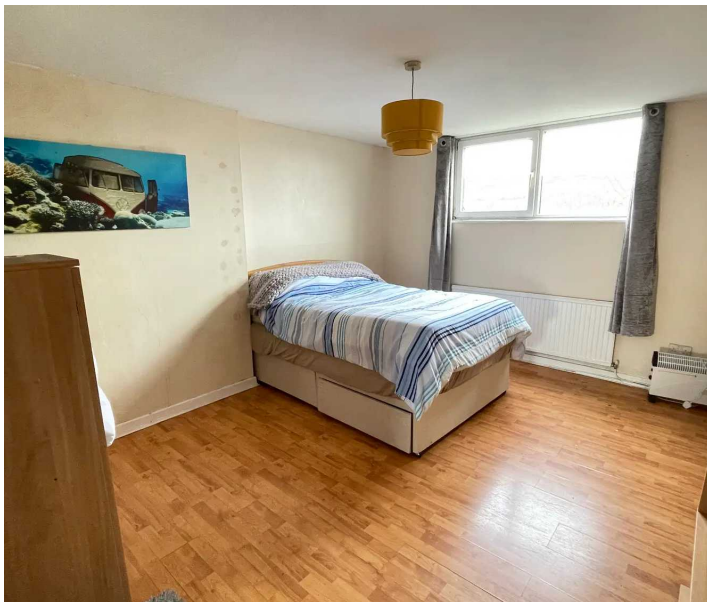
An excellently proportioned double bedroom positioned in the rear dormer of the home. There is ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the rear with views across the valley.

BEDROOM FOUR

A further double bedroom position within the front dormer, there is ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the front.

OUTSIDE

The home is set back off of Carr Road with a shared allocated parking area to the front, beyond which a timber gate leads to the property with a low maintenance gravelled cottage style garden to the front. To the rear is a decked seating area with steps descending to the lawned garden space. Please note there is a right of access for the neighbouring property across the back of the home.



ADDITIONAL INFORMATION

The EPC rating is D-56 and the council tax band is C. We are informed by the vendor that the property is Leasehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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