

Saxton Mee



Carr Road Deepcar Sheffield S36 2PQ
Price Guide £145,000

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PRICE GUIDE £145,000-£155,000 Situated in this popular residential area is this three bedroom semi detached property which benefits from a driveway, attractive rear garden, uPVC double glazing and gas central heating throughout. In brief, the accommodation comprises: entrance hall and storage cupboard. Lounge with electric fire and attractive surround. Separate kitchen having a range of wall, base and drawer units, integrated electric oven, four gas ring hob and extractor hood, further integrated slimline dishwasher and fridge freezer, under stair storage cupboard and rear uPVC entrance door. A doorway leads through to the dining room. First floor: access into the partly boarded loft space via pull down ladders. Three bedrooms and a bathroom with separate WC.

- WELL PRESENTED ACCOMMODATION
- IDEAL FAMILY HOME
- VIEWING ESSENTIAL
- THREE BEDROOMS
- OFF ROAD PARKING
- GOOD SIZE REAR GARDEN





OUTSIDE

Outside: Double gates open to a driveway providing off road parking for two cars. Front garden. Access down the side of the property leads to the good size rear garden mostly laid to lawn with a wooden decked seating area and gravelled area. Garden shed.

LOCATION

Located in Deepcar and close to motorway links. Excellent public transport links. Schools and local amenities close by including Fox Valley Shopping Centre.

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.

Ground Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 71.8 sq. metres (773.2 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 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		72	87

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		71	86