

Saxton Mee



Manchester Road Deepcar Sheffield S36 2RD
Price £165,000



Manchester Road

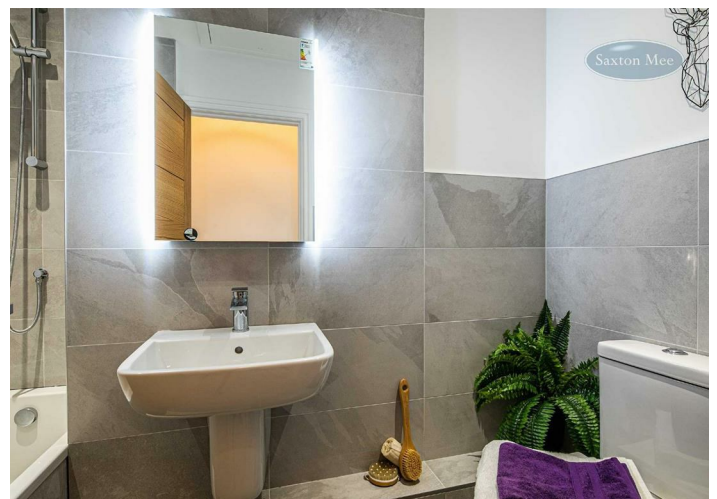
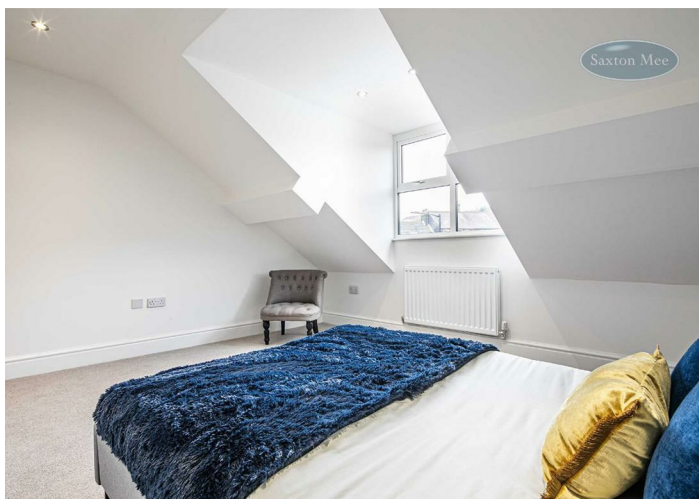
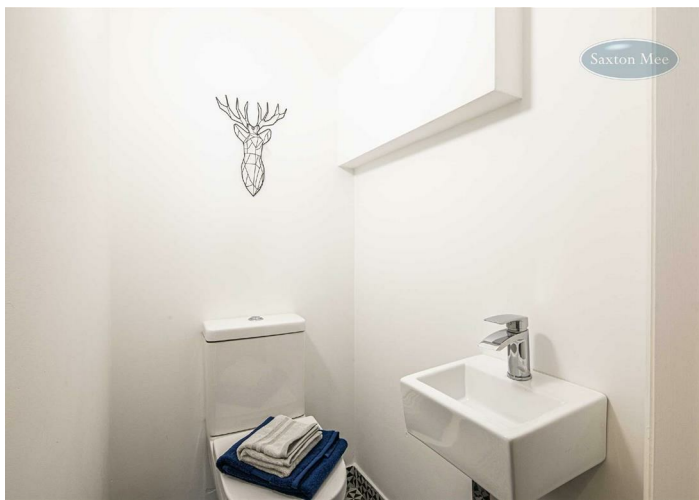
Sheffield S36 2RD

Price £165,000

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 duplex apartment comprises: spacious living room. Cloakroom. Separate kitchen having a modern range of matt grey wall, base and drawer units, Integrated Bosch oven with Bosch hob and extractor hood, integrated fridge freezer and dishwasher, space and plumbing for a washing machine. Two bedrooms, the master benefiting from an en suite including shower cubicle, wash basin set in a vanity unit, illuminated mirror and WC. Luxurious bathroom in addition including bath with shower over, WC, wash basin.

- DECEPTIVELY SPACIOUS
- OVER 950 SQ FOOT
- TWO BEDROOMS
- TWO BATHROOMS
- HIGH SPECIFICATION
- SECURE PARKING
- FRONT AND REAR ACCESS





OUTSIDE

Secure allocated parking to the rear.

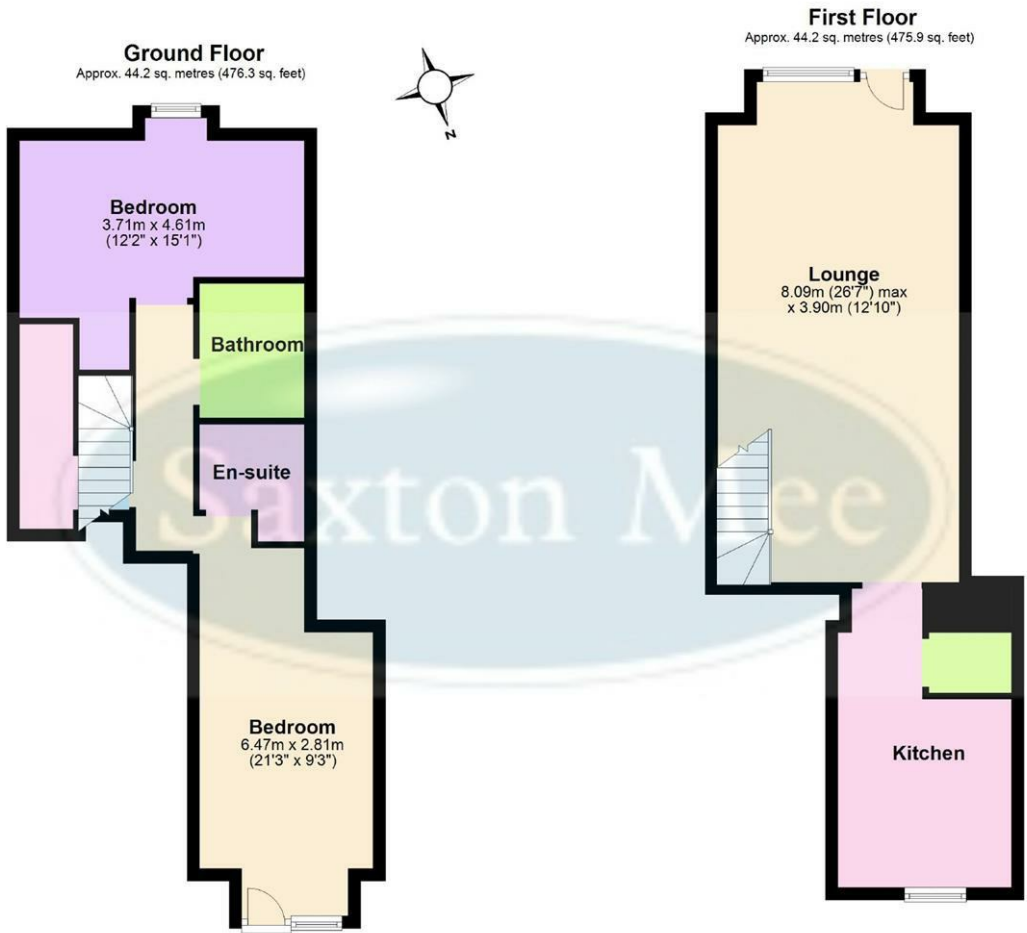
DISCLAIMER

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

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. 88.5 sq. metres (952.2 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.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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		