



## Pen Nook Drive, Deepcar, S36

Asking Price £255,000

- FREEHOLD
- THREE BEDROOM DETACHED PROPERTY
- COUNCIL TAX BAND C - £1,921.16
- NO CHAIN
- STONE BUILT GARAGE AND PRIVATE DRIVEWAY TO THE REAR
- CLOSE TO LOCAL AMENITIES
- CORNER PLOT POSITION
- OPEN PLAN LIVING SPACE
- GOOD TRANSPORT LINKS CLOSE BY

# Pen Nook Drive, Deepcar, S36

**\*\*FREEHOLD - NO CHAIN\*\*** This three bedroom detached property is situated on a quiet cul-de-sac, in a substantial corner plot position offering the opportunity to extend if required. Close to local amenities including Stocksbridge Golf Club, Fox Valley Shopping Centre, walking distance to good primary and secondary schools. Close to Motorways and road links into Manchester and beyond, Transport links to Sheffield Town Centre. The property briefly comprises of; Entrance Hall; Lounge Dining Room; Kitchen; Downstairs wc; Three bedrooms; Family bathroom; Well maintained front and rear gardens; Brick built single garage with private drive to the rear;



Council Tax Band: C



## **FULL DESCRIPTION**

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## **ENTRANCE HALLWAY**

The property is accessed via a part obscure glazed entrance door opening to the spacious hallway. With; Carpet flooring; Ceiling light point; Central heating radiator; Stairs rising to the first floor; Solid doors to the Lounge diner; Kitchen; Downstairs wc; Under stair cupboard;

## **LOUNGE DINING ROOM**

The spacious lounge area comprises of; Electric feature fireplace; Hardwood, leaded double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator; Archway through to dining area; The dining area has; Serving hatch window through to the kitchen; Hardwood, leaded double glazed patio doors to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

## **KITCHEN**

This charming kitchen comprises of; Wall, base and draw units with wood effect roll top work surfaces; Tiles to splash backs; Double sink and drainer with mixer tap; Electric oven and four ring hob with extractor fan above; Hardwood, leaded double glazed to the rear elevation; Space and plumbing for Washing Machine, Fridge and Freezer; Wood effect laminate flooring; Ceiling light point; Central heating radiator; Wall mounted boiler; Half obscure double glazed door to side elevation;

## **DOWNSTAIRS CLOAKROOM**

The downstairs cloakroom features; Pedestal sink and wc; Central heating radiator; Hardwood, leaded obscure glazed window to the front elevation; Wood effect laminate flooring; Ceiling light point;

## **STAIRS RISING TO FIRST FLOOR**

### **BEDROOM ONE**

This bright double bedroom comprises of; Built in wardrobes and draw unit; Hardwood, leaded double glazed window to the front elevation; Wall mounted mirror; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

Good sized bedroom two with; Hardwood, leaded double glazed window to the rear elevation; Built in wardrobe storage; Spot lights; Wood effect laminate flooring; Central heating radiator;

### **BEDROOM THREE**

Single bedroom three comprising of; Hardwood, leaded double glazed window to the front elevation; Central heating radiator; Wood effect laminate flooring; Ceiling light point;

### **FAMILY BATHROOM**

The family bathroom has; Pedestal wash basin and wc; Paneled bath with wall mounted electric shower; Tiled walls to wet areas; Towel rail; Hardwood, leaded obscure double glazed window to the rear elevation; Wood effect laminate flooring; Strip light; Central heating radiator;

### **FIRST FLOOR LANDING AND STAIRS**

The central staircase rises from the entrance hallway to the first floor landing and has; Wooden handrails, spindles and balustrade; Carpet flooring; Loft hatch access; Ceiling light point; Hardwood, leaded double glazed window to the side elevation; Solid doors to the three bedrooms, family bathroom and storage cupboard;

### **DRIVEWAY AND GARAGE**

Brick built single garage with private drive to the rear providing parking for multiple vehicles; The garage has power and lighting;

### **FRONT GARDEN**

To the front of the property there is a grass area with a paved path leading to the front entrance door and the wooden side gate which leads to the rear garden; Mature plants and shrubs are surrounding;

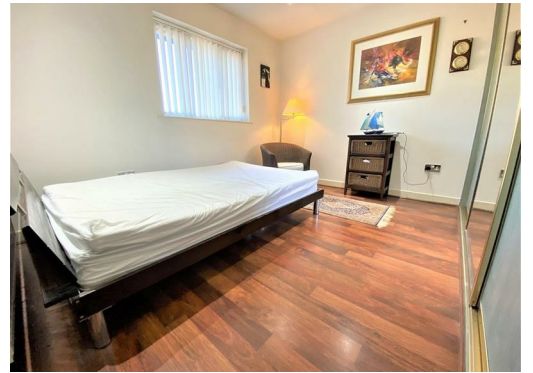
### **REAR GARDEN**

Leading out from the sold kitchen door into the well maintained rear garden which comprises of; Two storage sheds, perfect for a workshop or storage; Paved pathway to the driveway and garage with grass areas to either side; Hedges and mature trees surround this; Fencing to both sides of the property;

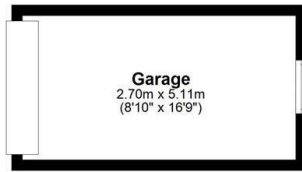
### **ADDITIONAL INFORMATION**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.

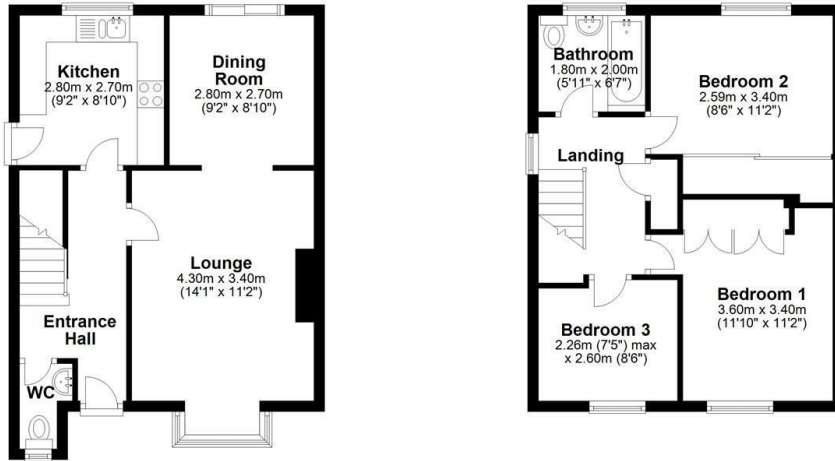




**Ground Floor**  
Approx. 54.9 sq. metres (591.1 sq. feet)



**First Floor**  
Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 94.6 sq. metres (1018.7 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>61</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	