



Carr Road, Deepcar, S36

Offers Over £210,000

- NO CHAIN - FREEHOLD
- FITTED KITCHEN WITH NEFF APPLIANCES
- LARGE MATURE GARDEN WITH SUMMER HOUSE
- SEMI DETACHED TWO-BEDROOM STONE COTTAGE
- VERSATILE CONSERVATORY/DINING ROOM
- GARAGE & OFF-ROAD PARKING
- CHARACTERFUL FEATURES THROUGHOUT
- TWO DOUBLE BEDROOMS

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This charming two-bedroom semi detached stone cottage offers a fantastic combination of character, quirky features and exceptionally generous outdoor space. The property would make an ideal starter or downsizer home and is likely to appeal to buyers looking for a character property with a substantial garden. The accommodation briefly comprises a lounge with feature fireplace, kitchen with Neff appliances, conservatory/dining room, two double bedrooms and family bathroom, together with a useful outbuilding providing a utility area, WC and wash basin. A particular selling feature is the exceptionally large, mature garden, which includes attractive planting, paved and lawned areas, established fruit trees, a summer house, greenhouse and storage sheds. The garden also benefits from side access to the freestanding garage. Access to the property can be gained from both the front and rear, with decorative iron entrance gates from Carr Road. Overall, the combination of stone construction, character, two double bedrooms, garage, useful additional outbuilding and impressive garden gives the property a number of strong selling features and should provide good appeal to buyers seeking something different from a typical two-bedroom home.



Council Tax Band: B



LOUNGE

The front entrance door opens directly into this cosy living space, featuring a fireplace with electric log burner and the potential to reinstate an open fire, subject to checking the chimney. The lounge has wooden laminate flooring, painted beams, double-glazed window overlooking the beautiful garden, two central heating radiators and four wall light points. A cottage-style internal door and small step lead through to the kitchen.

KITCHEN

The kitchen continues with wooden laminate flooring and is fitted with a range of sage green and cream wall, base and drawer units, complemented by marble worktops, etched drainer and matching upstands. Features include under-unit lighting and a Villeroy & Boch Franke sink with mixer taps. A double-glazed window with fitted wooden shutters overlooks the garden. Integrated Neff appliances include a double oven, four-ring induction hob, extractor hood and slimline dishwasher. There is a central heating radiator, recessed ceiling spotlights and an open doorway to a useful pantry with open shelving and space for an upright fridge freezer. A fully glazed door leads into the conservatory/dining room.

CONSERVATORY DINING ROOM

Two steps lead up to this versatile conservatory, offering a bright space suitable for dining, an additional sitting area or playroom. The room features half-glazed walls with obscure glazing for privacy, an exposed stone feature wall, central heating radiator and wall light point. A wall-mounted cupboard houses the electric fuse board and meters. An entrance door provides access to the outside space and adjoining outbuilding.

UTILITY OUT BUILDING

The original stone-built outbuilding provides a useful utility area with tiled flooring, WC and wash basin, space and plumbing for washing appliances, and a worktop. Further features include a ceiling light point and thermal wall heater.

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

Bedroom One has carpet flooring, ceiling light point, central heating radiator and double-glazed window overlooking the garden and surrounding views, with fitted wooden shutters.

BEDROOM TWO

Bedroom Two has built-in wardrobe storage, double-glazed window with fitted wooden shutters, carpet flooring, central heating radiator and ceiling light point.

FAMILY BATHROOM

The family bathroom comprises a panelled bath with handrail, wall-mounted shower with handheld and rainfall attachments, and side screen door. Further features include a pedestal wash basin, WC, built-in storage housing the wall-mounted boiler, deep sill and obscure double-glazed window, wooden laminate flooring, vertical heated towel rail, recessed ceiling spotlights and tiled walls to the wet areas.

LANDING

The landing has cottage-style internal doors providing access to the two bedrooms and family bathroom, carpet flooring, two ceiling light points and loft hatch access.

GARAGE & PARKING

The freestanding garage has a driveway area to the front providing off-road parking, an up-and-over door, power and lighting, a rear-facing window overlooking the garden, plus a side access door leading directly outside.

GARDEN

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

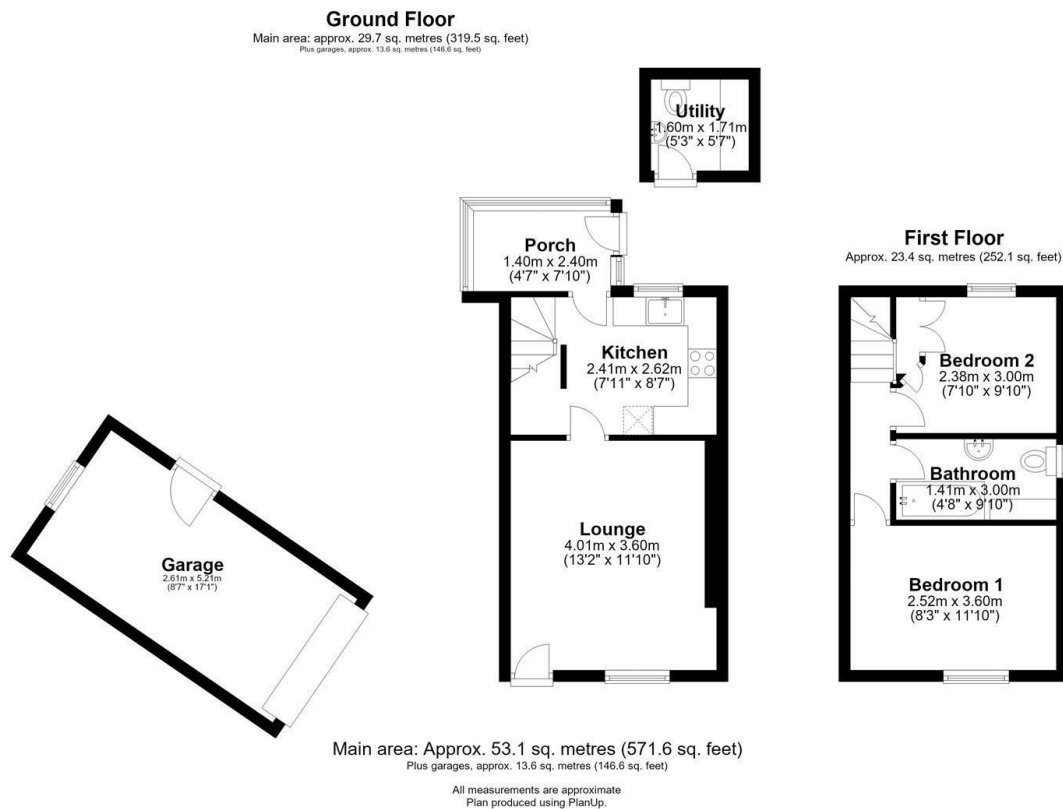
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

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

Council Tax Band

B

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		