



Manchester Road, Deepcar, S36

Asking Price £115,000

- NO CHAIN
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - £1512.43
- ACCOMMODATION OVER THREE FLOORS
- THREE DOUBLE BEDROOMS
- FREEHOLD
- UPVC DOUBLE GLAZED WINDOWS THROUGHOUT
- FAMILY BATHROOM

Manchester Road, Deepcar, S36

**** REDUCED ** THREE BEDROOM TERRACED PROPERTY WITH NO ONWARD CHAIN **** A great prospect for the first time buyer or landlord. Located in the village of Deepcar and close to excellent road and motorway links. The property spans over three floors and has spacious rooms throughout, briefly comprising of; Lounge; Kitchen diner; Lower level utility room, with garden access; Large under house storage area; Three good sized bedrooms; Family bathroom; Decked and paved rear garden;



Council Tax Band: A



ENTRANCE

The uPVC entrance door opens directly to the lounge;

LOUNGE

Comprising of; Decorative feature fireplace; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator; Coving; Solid door to the inner lobby;

INNER LOBBY

Having; Tiled flooring; Solid door to the stairs leading down to the lower level; Open doorway to the kitchen diner;

KITCHEN DINER

Fitted with a range of white panelled wall, drawer and base units; Roll top work surfaces, incorporating a breakfast seating area; Single sink and drainer with mixer tap; Space for appliances; Tiled splashbacks; Tiled flooring; uPVC double glazed window to the rear woodland views; Coving; Central heating radiator; Ceiling strip light;

STAIRS TO BASEMENT

UTILITY ROOM

With; Stone tiled flooring; Belfast sink; Ceiling light point; Central heating radiator; Space and plumbing for washing machine and other appliances; Wall mounted boiler; uPVC double glazed window to the rear elevation; uPVC entrance door to the rear garden; Door access to a large under house storage area; Further door to the under stairs storage space;

STAIRS TO FIRST FLOOR LANDING

With; Carpet flooring; Ceiling light point; Cupboard storage; Doors to the three bedrooms and family bathroom;

BEDROOM ONE

The primary bedroom one has; A large uPVC double glazed window to the front elevation; Wood effect laminate flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

Bedroom two consists of; uPVC double glazed window to the rear elevation views; Wood effect vinyl flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

Benefiting from added space, encompassing the area over the passageway. This further good sized double bedroom has; Loft hatch access, to the boarded loft area above; Carpet flooring; Ceiling light point; Central heating radiator; uPVC double glazed window to the front elevation;

FAMILY BATHROOM

Comprising of; Wood panelled bath; Pedestal wash basin and WC; Tiled walls to wet areas; Carpet flooring; Ceiling light point; Obscure double glazed uPVC window to the rear elevation; Coving;

REAR GARDEN

From the rear access door; A raised decked terrace with balustrades offers woodland views to the rear; Paved steps lead down the bottom level of patio; Fence borders;

DISCLAIMER

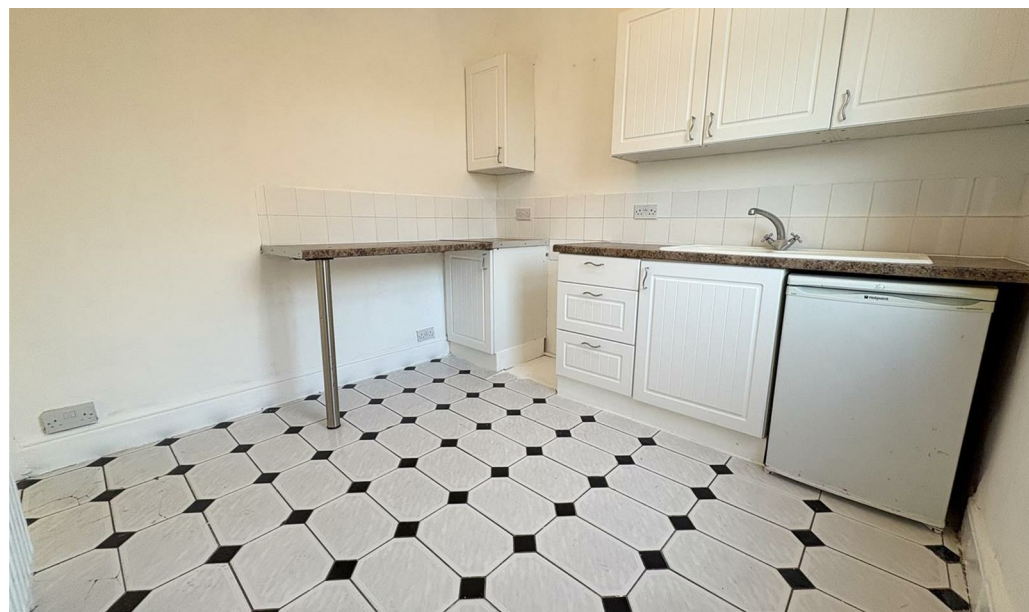
1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

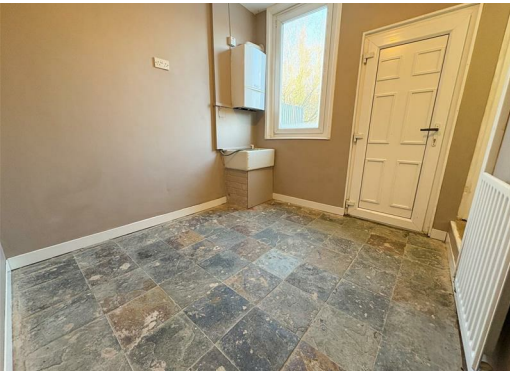
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

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.

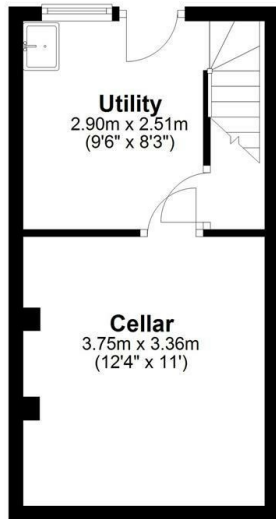
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





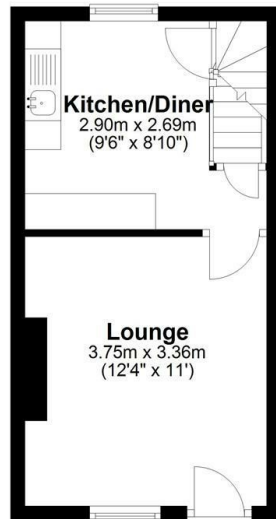
Lower Ground Floor

Approx. 22.7 sq. metres (244.6 sq. feet)



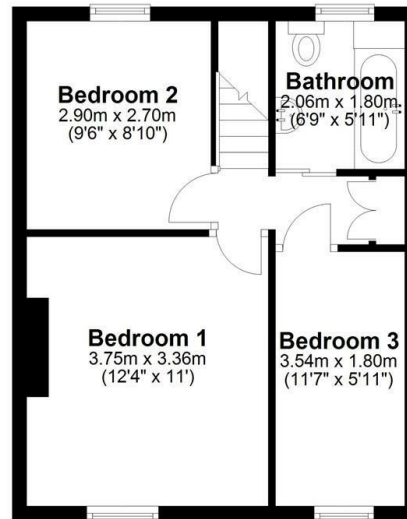
Ground Floor

Approx. 23.0 sq. metres (247.3 sq. feet)



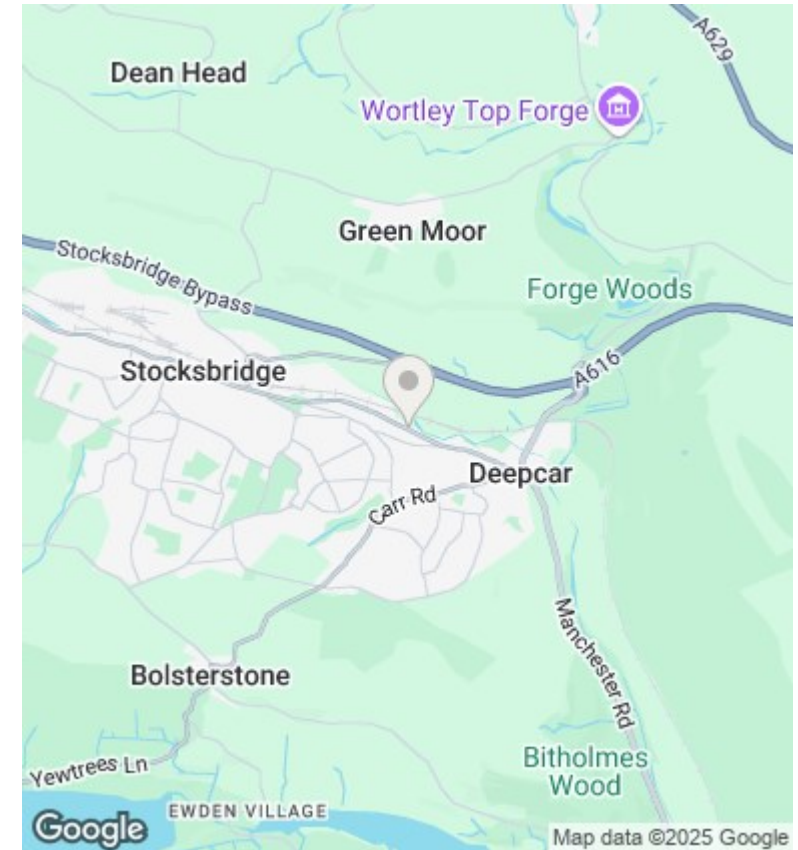
First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 81.2 sq. metres (874.5 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

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC