



Rookery Close, Deepcar, S36 2NG

£250,000

- NO CHAIN
- CONVERTED GARAGE TO OPEN PLAN LOUNGE GAMES ROOM
- FREEHOLD
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- LOW MAINTENANCE REAR GARDEN
- COUNCIL TAX BAND C - £2016.58
- MODERN KITCHEN DINING ROOM
- ACCOMMODATION OVER THREE LEVELS

Rookery Close, Deepcar, S36 2NG

**** THREE BEDROOM SEMI DETACHED FAMILY HOME **** Located in this popular residential development with views of open countryside on hand. Close to Stocksbridge golf course, schools and bus links into Stocksbridge shopping centre, Hillsborough and beyond. The property has accommodation over three floors and benefits from a garage conversion to create a large dual aspect lounge and games room. The kitchen dining room is located on the lower ground floor, looking out over the rear garden. The property briefly comprises of; Entrance hallway; Lounge games room; WC; Stairs down to the lower level; Open plan kitchen dining room, with patio doors to the rear garden; Stairs rising to the first floor; Bedrooms one, two and three; Family shower room; Enclosed rear garden; Off road parking for one car;



Council Tax Band: C



ENTRANCE

An uPVC entrance door opens to the hallway with; Carpet flooring; Ceiling light point; Central heating radiator; Solid door to the downstairs WC; Stairs leading down to the kitchen dining room; Door to open plan lounge and games room;

LOUNGE AND GAMES ROOM

With the existing lounge being extended into the garage conversion, this is a great multipurpose room. The games area currently houses a full size pool table and could easily accommodate a spacious dining suite, as desired. This open plan living space has; Wood effect laminate flooring throughout; uPVC double glazed bay window to the rear elevation; Covings; Ceiling light point; Central heating radiator; Open arch to the lounge area with; Ceiling light point; Central heating radiator; uPVC double glazed window to the front elevation; Door to the stairs to the first floor;

STAIRS DOWN TO LOWER FLOOR

KITCHEN DINING ROOM

This modern fitted kitchen comprises of; A range of dark grey wall, base and drawer units;, with sleek handleless doors; Black roll top work surfaces; White brickwork style splash backs; Integrated appliances including; Fridge freezer, Wall mounted double oven; Four ring induction hob with extractor hood above; Dish washer; Wine cooler; Space and plumbing for a washing machine; Single sink and drainer with mixer tap; Grey slate effect flooring; Wall unit housing the wall mounted combi boiler; Space for dining table and chairs; Recessed ceiling spotlights; Central heating radiator; uPVC double glazed window to the rear elevation; Double patio doors opening to the rear garden;

DOWNSTAIRS WC

With; WC; Corner wash basin; Central heating radiator; Ceiling light point; Wood effect flooring; Obscure double glazed window to the side elevation;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

Bedroom one has; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

Having; uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator; Carpet flooring;

BEDROOM THREE

With; Carpet flooring; uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light point;

FAMILY SHOWER ROOM

Comprising of; Full width shower enclosure with wall mounted rain head and hand held shower attachments; WC; Wash basin set into vanity storage unit; Dry wall panels throughout; Vertical heated towel rail; Extractor fan; Recessed ceiling spotlights; Wood effect flooring;

LANDING AND STAIRS

Both sets of stairs are carpeted with the first floor landing having; Carpet flooring; Ceiling point; Central heating radiator; Loft hatch access; Solid doors to the three bedrooms, family shower room and storage cupboard;

FRONT GARDEN

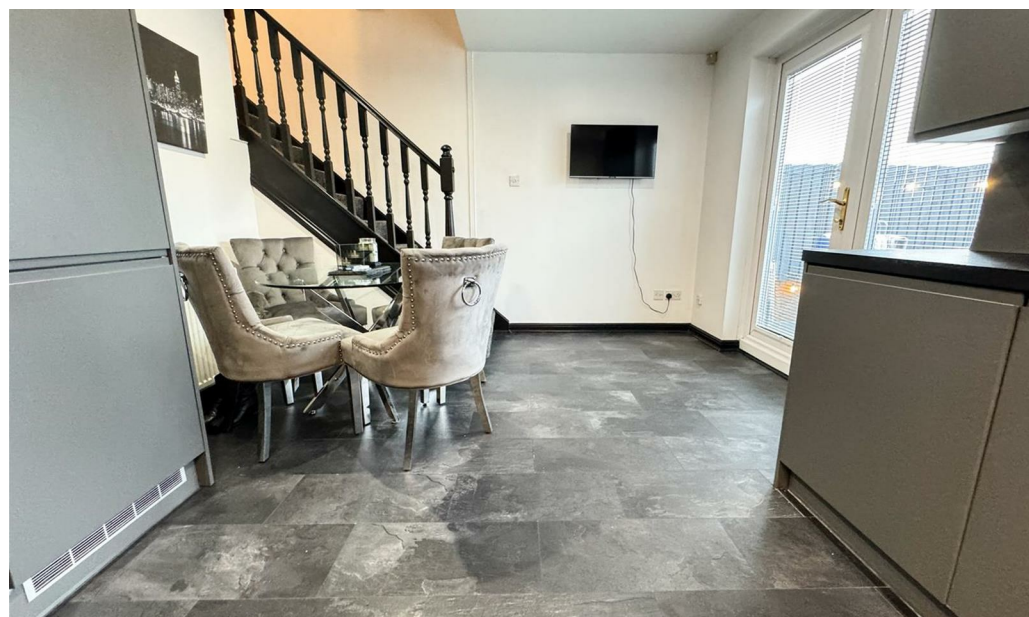
With a drive providing off road parking for one car and a low maintenance purple slate bed to the side of the plot; A path to the front door and a tall gate leading to the rear garden;

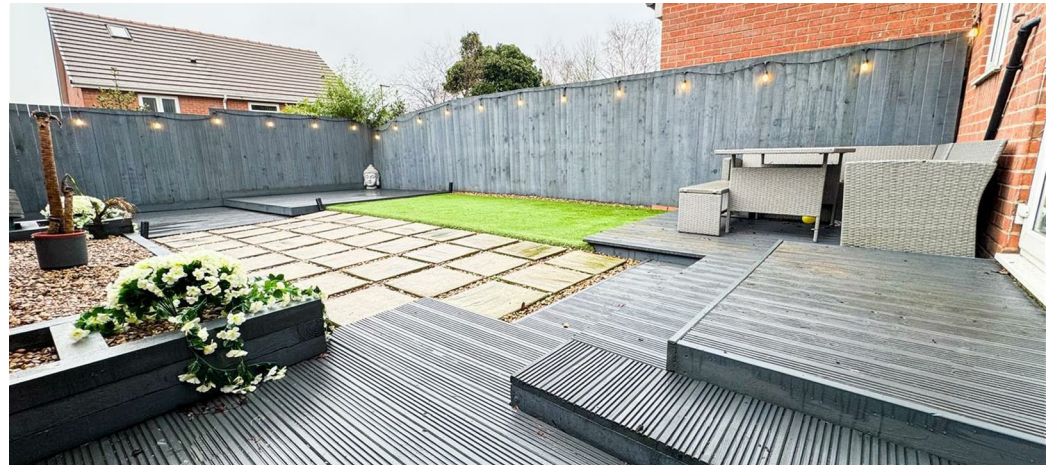
REAR GARDEN

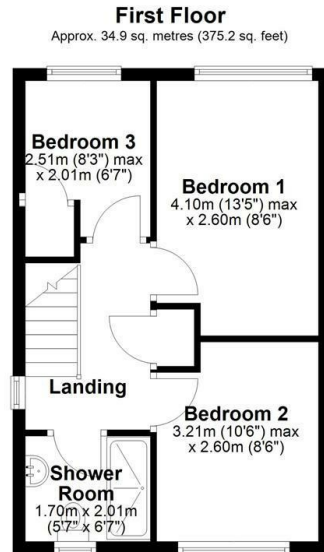
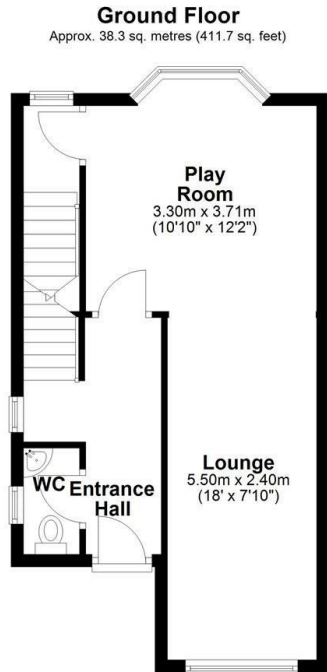
This great low maintenance entertaining space has two grey decked seating areas; With the central section between comprising of patio stones interspersed with pebbles and artificial turf; Grey fenced borders to all three sides and outdoor lighting;

ADDITIONAL INFORMATION

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.







Total area: approx. 88.7 sq. metres (954.4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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	