



## 37 Samuel Fox Avenue

Deepcar, Sheffield, S36 2AF

**Offers over £230,000**



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Welcome to Samuel Fox Avenue, Deepcar, Sheffield - a charming semi-detached house nestled in the heart of the Fox Valley Complex. This property boasts one open plan reception room, three cosy bedrooms, and two convenient bathrooms, making it an ideal home for a family or professionals alike.

Located perfectly for commuters, this house offers easy access to the motorway, making trips to Manchester a breeze. Additionally, with amenities just a stone's throw away, daily errands become a walk in the park.

Situated on a great plot, this property not only provides a comfortable living space but also the potential for personalisation and outdoor enjoyment. Don't miss the opportunity to make this house your home in the vibrant community of Deepcar.

COUNCIL TAX BAND B

### Entrance Hallway

External door into the hallway. Doors into the kitchen and WC. Stairs to the first floor landing.

### WC

WC and pedestal sink, Front facing window.

### Kitchen

Wall and base units with space for washing machine, fridge freezer, oven, hob with extractor fan and sink with drainer. Front facing window. Built in storage with space for a dryer.

### Living Space

Open plan space with bi fold doors leading onto the garden.

### First Floor Landing

Doors into the bedrooms and bathroom. Stairs to the master bedroom.

### Bedroom Two

Rear facing window. Space for a double bed and wardrobe,

### Bedroom Three

Front facing window. Space for a bed and wardrobe.

### Bathroom

WC, vanity storage sink and bath with shower over. Side facing window.

### Bedroom One

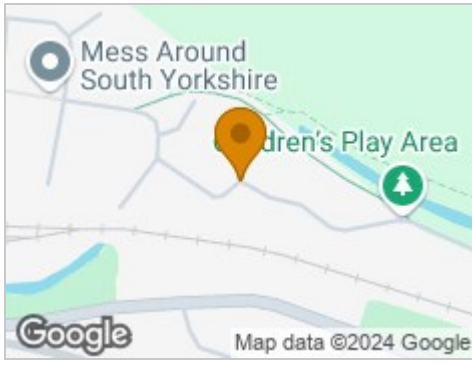
Space for a double bed and wardrobes. Sky light windows.

### Exterior

To the front of the property there is a driveway and shrubbery. To the rear of the property there is a patio, a barked area and an artificial lawn.



## Road Map



## Hybrid Map



## Terrain Map



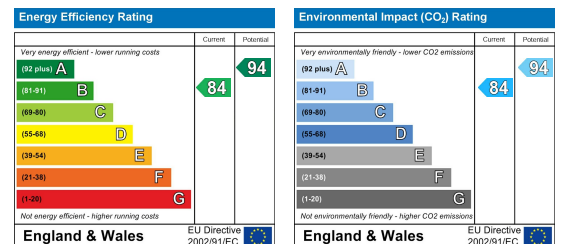
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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