



## 27 St. Margaret Avenue

Deepcar, Sheffield, S36 2TE

**Guide price £275,000**



# 27 St. Margaret Avenue

Deepcar, Sheffield, S36 2TE

**Guide price £275,000**



## GUIDE PRICE £275,000-£285,000

Nestled in the charming area of Deepcar, Sheffield, this delightful link detached house on St. Margaret Avenue offers a perfect blend of modern living and serene countryside views. The property boasts an inviting open plan living space, ideal for both relaxation and entertaining. The design allows for a seamless flow between the living, dining, and kitchen areas, creating a warm and welcoming atmosphere.

Convenience is key, with a downstairs WC providing added practicality for family life and guests. The property is situated within walking distance to local schools, making it an excellent choice for families seeking a nurturing environment for their children's education.

Surrounded by picturesque countryside, this home not only offers comfort but also the beauty of nature right at your doorstep. Whether you are enjoying a quiet evening in or hosting friends and family, this property is sure to meet your needs. With its desirable location and thoughtful layout, this house is a wonderful opportunity for those looking to settle in a peaceful yet accessible part of Sheffield.



### Lounge/Dining Room

27'6" x 12'3" (8.38 x 3.73)

This spacious lounge and dining room extends to a maximum of 8.38 by 3.73 metres (27'6" by 12'3"), offering a bright and inviting living space. The room features a window at the rear and a bay window at the front, allowing plenty of natural light to flood in. A wood-burning stove with a striking wooden mantelpiece creates a welcoming focal point, while the neutral décor and the subtle wall panel detailing complement the cosy atmosphere. The open layout provides a seamless flow between the lounge and dining areas, perfect for relaxing or entertaining guests.

### Kitchen

12'2" x 17'3" (3.70 x 5.27)

The kitchen benefits from an L-shaped layout with plenty of white cabinetry set against attractive blue tiled splashbacks. There is ample work surface space, and the room features a handy breakfast bar with seating for two. Natural light streams in through a window above the sink and a skylight, making the space bright and airy. Appliances such as a cooker and washing machine are integrated neatly, while a door leads out to the rear garden, offering easy access for outdoor dining or entertaining.

### Landing

The landing on the first floor provides access to the three bedrooms and the family bathroom. It is bright and practical with a window allowing daylight to filter through and a useful storage cupboard.

### Bedroom 1

13'2" x 9'5" (4.02 x 2.88)

The main bedroom is a restful retreat with a window framing far-reaching views. It features a tasteful panelled accent wall, while built-in wardrobes provide excellent storage.

### Bedroom 2

10'3" x 9'2" (3.12 x 2.80)

Bedroom two is a charming space with a window overlooking the

surrounding area. It has a soft green feature wall behind a wooden four-poster bed, creating a cosy and inviting feel, ideal for a child or guest. The room benefits from built-in storage and neutral carpeting that continues throughout the first floor.

### Bedroom 3

7'9" x 9'5" (2.35 x 2.86)

The third bedroom is a bright and versatile room with a window to the front and practical built-in wardrobe space. It is currently furnished as a study and a guest room, offering flexibility for home working or accommodating visitors. Neutral décor and carpeting make it easy to personalise this room to suit a variety of needs.

### Bathroom

The family bathroom is fitted with a white suite including a bath, shower cubicle, a vanity unit with basin, and a WC. The room is brightened by a frosted window and decorated with sea-green tiling around the bath and halfway up the walls, offering a fresh and clean feel.

### Rear Garden

The rear garden offers a spacious outdoor area with a paved patio leading onto a generous lawn bordered by mature shrubs and fenced boundaries, providing privacy. The garden enjoys open views towards the surrounding hills, creating a pleasant and peaceful setting for relaxing or entertaining.

### Front Exterior

The front exterior features a brick-built façade with a tiled roof and an integral garage to the side. A paved driveway offers off-road parking, and a low wall with a gate provides a sense of enclosure and privacy. The front door opens into a hallway.

### Garage

Downstairs WC and sink with a door. Space for storage. Up and over door for access. Door into the kitchen. Built in under the house storage cupboard accessed via the garage.



Road Map



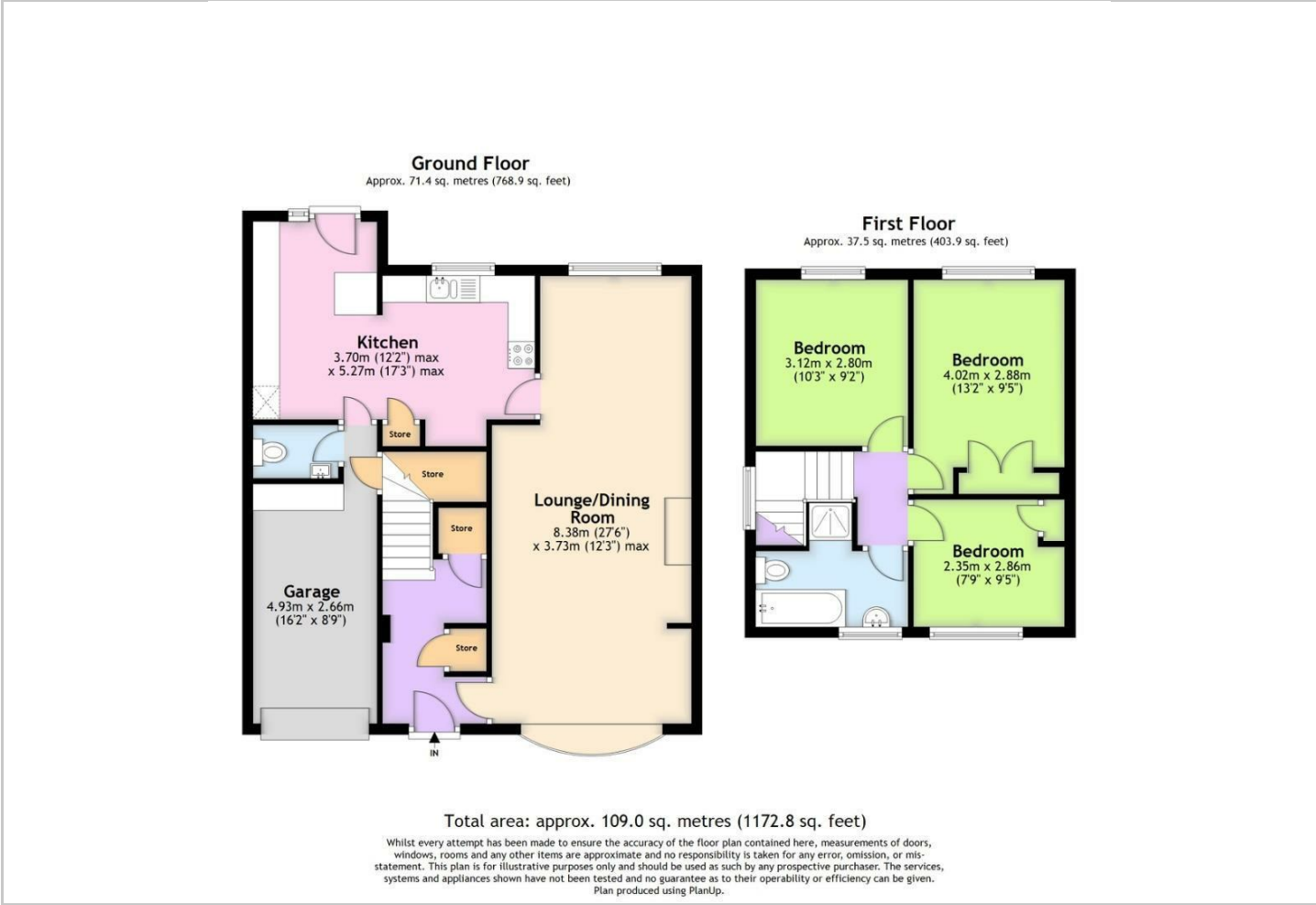
Hybrid Map



Terrain Map



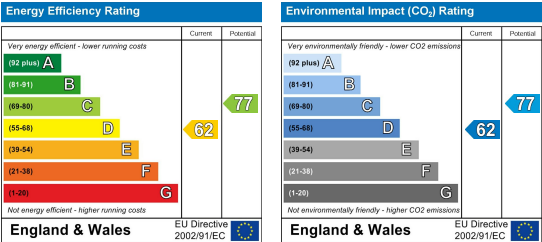
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.