



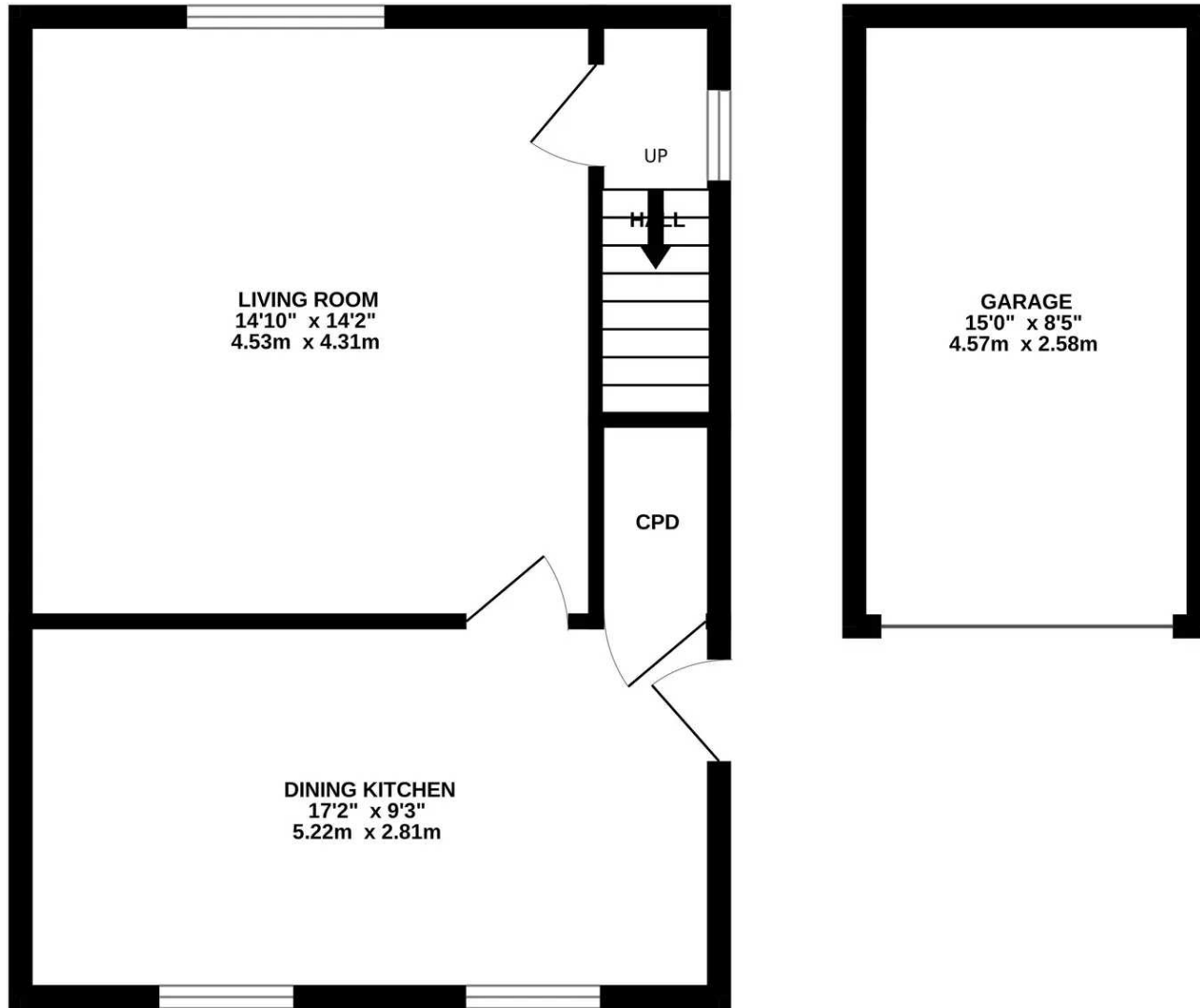
## Viola Bank, Stocksbridge

Sheffield

Offers in Region of **£250,000**

GROUND FLOOR

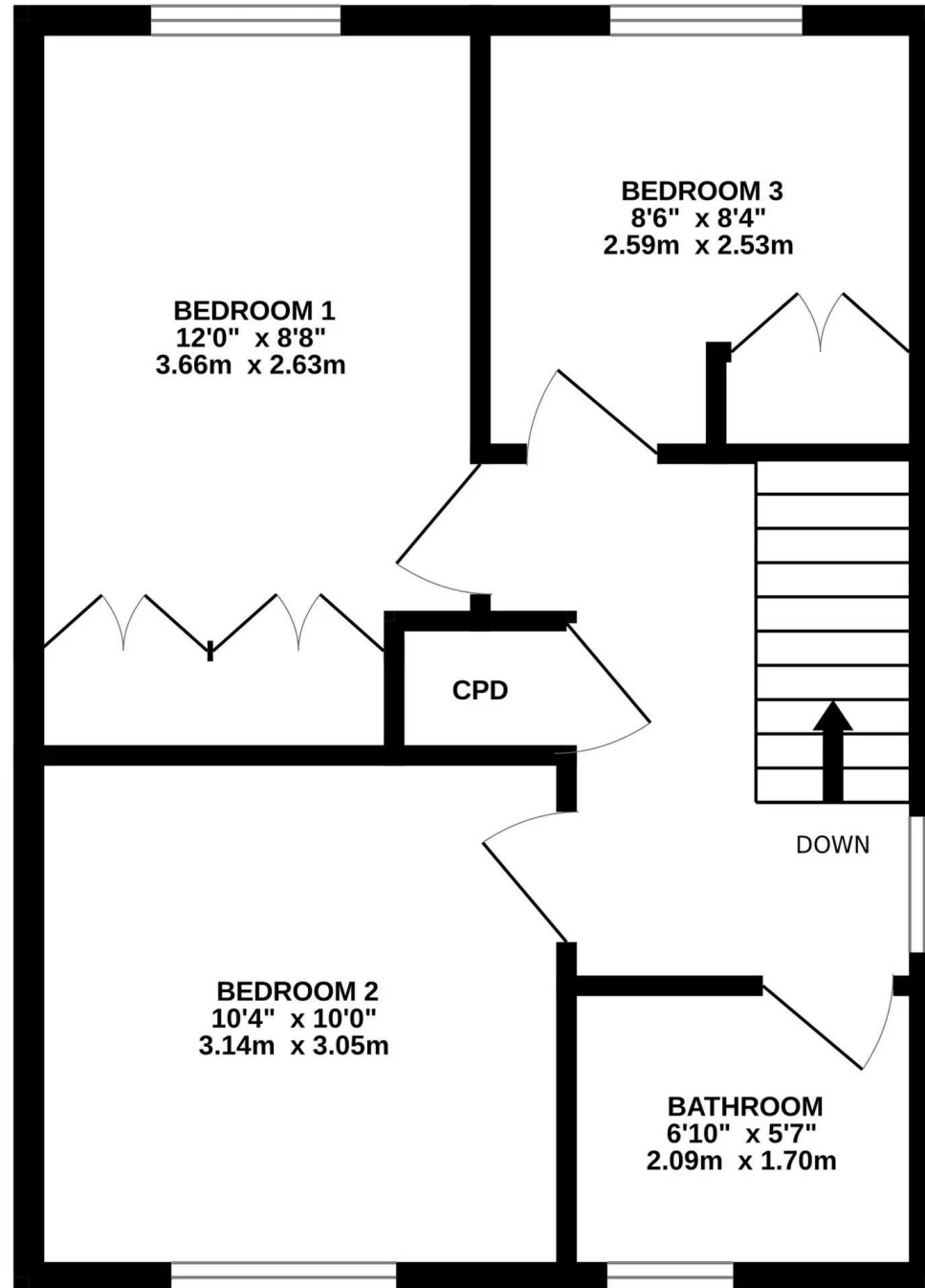
GARAGE



VIOLA BANK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

1ST FLOOR



**BEDROOM 1**  
12'0" x 8'8"  
3.66m x 2.63m

**BEDROOM 3**  
8'6" x 8'4"  
2.59m x 2.53m

CPD

DOWN

**BEDROOM 2**  
10'4" x 10'0"  
3.14m x 3.05m

**BATHROOM**  
6'10" x 5'7"  
2.09m x 1.70m



## Viola Bank

Stocksbridge, Sheffield

A UNIQUE THREE BEDROOM DETACHED FAMILY HOME, OCCUPYING A GENEROUS CORNER PLOT IN THIS HIGHLY POPULAR AREA CLOSE TO LOCAL AMENITIES, INCLUDING FOX VALLEY RETAIL PARK. WE ARE INFORMED BY THE VENDOR THAT THIS WAS BUILT BY THE FAMILY AND HAS BEEN OCCUPIED BY THE SAME VENDOR SINCE COMPLETED IN 1972. THERE ARE WELL SIZED GARDENS TO THREE SIDES, ACCOMMODATION IS PLACED OVER TWO STOREY'S AS FOLLOWS; To the ground floor modern fitted dining/kitchen with integrated appliances, spacious living room with pleasant wooded aspect. to the first floor there are three bedrooms and modern family bathroom. Outside is the before mentioned garden with driveway leading to the detached garage. the home enjoys a particularly pleasant position with outlook over the trees to the rear. This individual home is being launched to the market for the first time in its history and therefore a viewing is recommended. The EPC rating is C-70 and the council tax band is C.





### ENTRANCE

Entrance gained via composite and obscure glazed door into the dining/kitchen.

### DINING/KITCHEN

An excellently proportioned dining/kitchen with ample room for dining table and chairs. The kitchen in itself has been recently updated and offers a modern feel with high gloss grey units at wall and base level and contrasting laminate worktops and tile splashbacks, complemented by quality wood effect flooring. There are integrated appliances in the form of Lamona electric oven with matching four burner gas hob and extractor fan over, there is an integrated dishwasher and fridge freezer. There is a composite sink with chrome taps over, two ceiling lights, central heating radiator and natural light is gained via two uPVC double glazed windows to the front. There is also access to a useful storage cupboard underneath the stairs. A door then opens through to the living room.

### LIVING ROOM

An excellently proportioned principle reception space with ceiling light, central heating radiator and uPVC double glazed window to the rear, overlooking the rear garden and wooded aspect. A door then opens to the inner hallway.



### INNER HALLWAY

With ceiling light, central heating radiator and a uPVC double glazed window to the side of the property. Staircase then rises to the first floor landing with ceiling light, balustrade, access to storage cupboard and loft via a hatch and uPVC double glazed window to the side. Here we gain entrance to the following rooms.

### **BEDROOM ONE**

A generous double bedroom with built-in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the rear, enjoying the wooded aspect.

### **BEDROOM TWO**

A further double bedroom, front facing with ceiling light, central heating radiator and uPVC double glazed window to the front.

### **BEDROOM THREE**

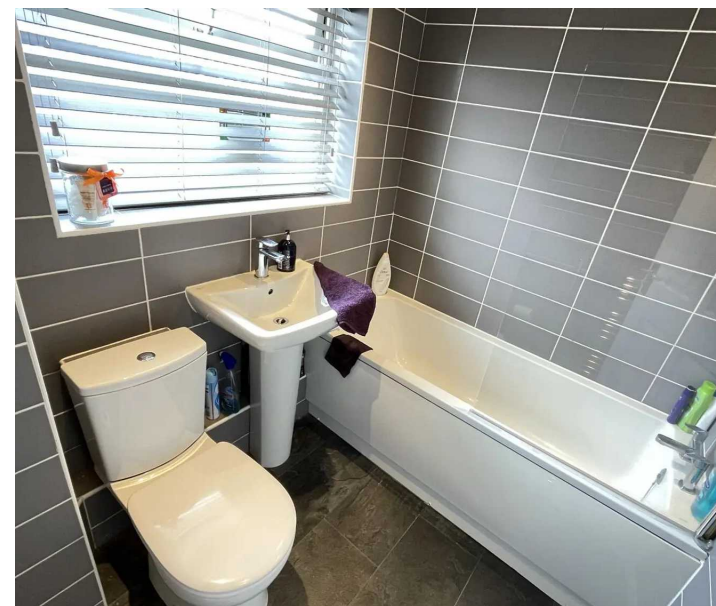
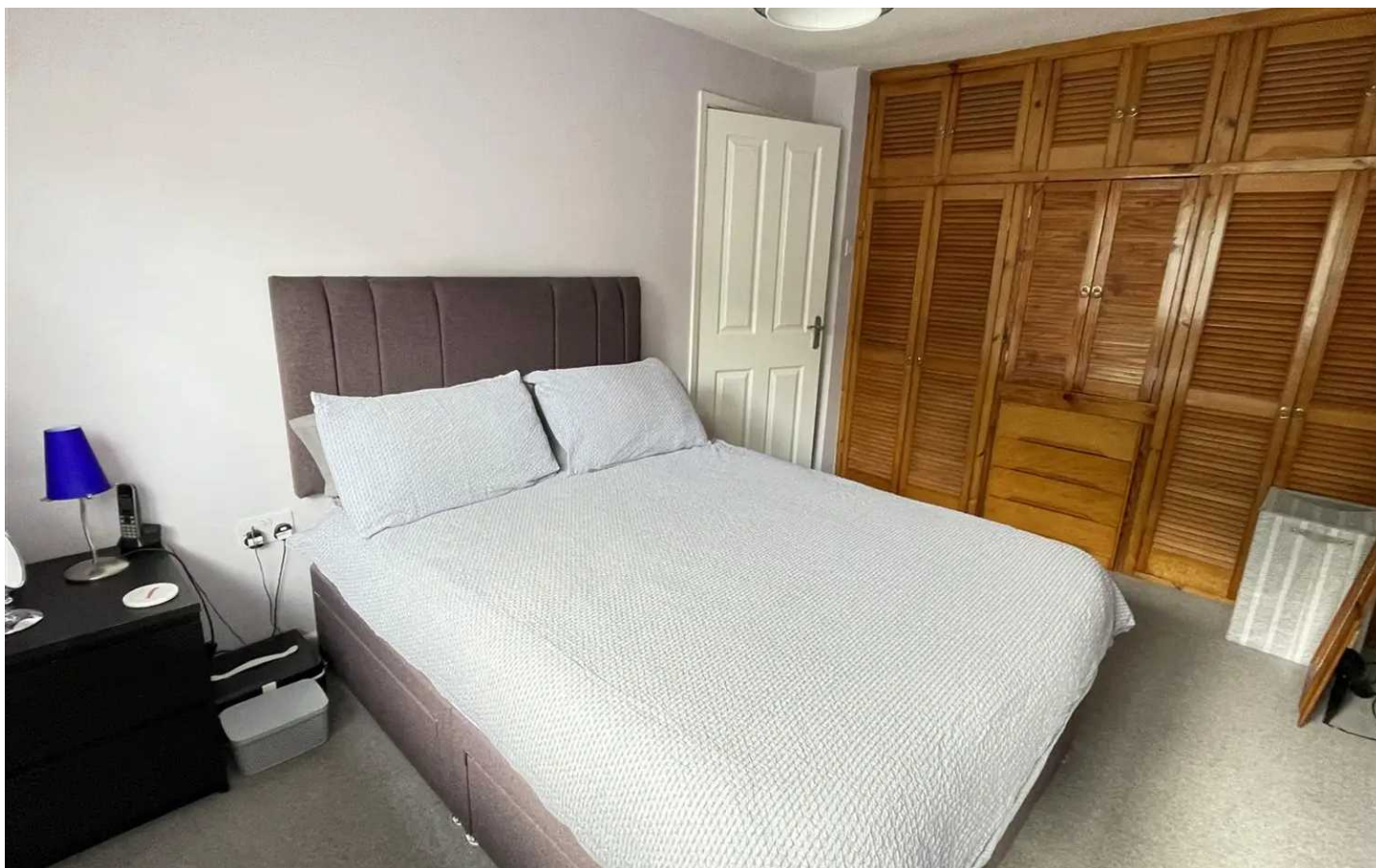
With ceiling light, central heating radiator, built-in cupboards and uPVC double glazed window to the rear.

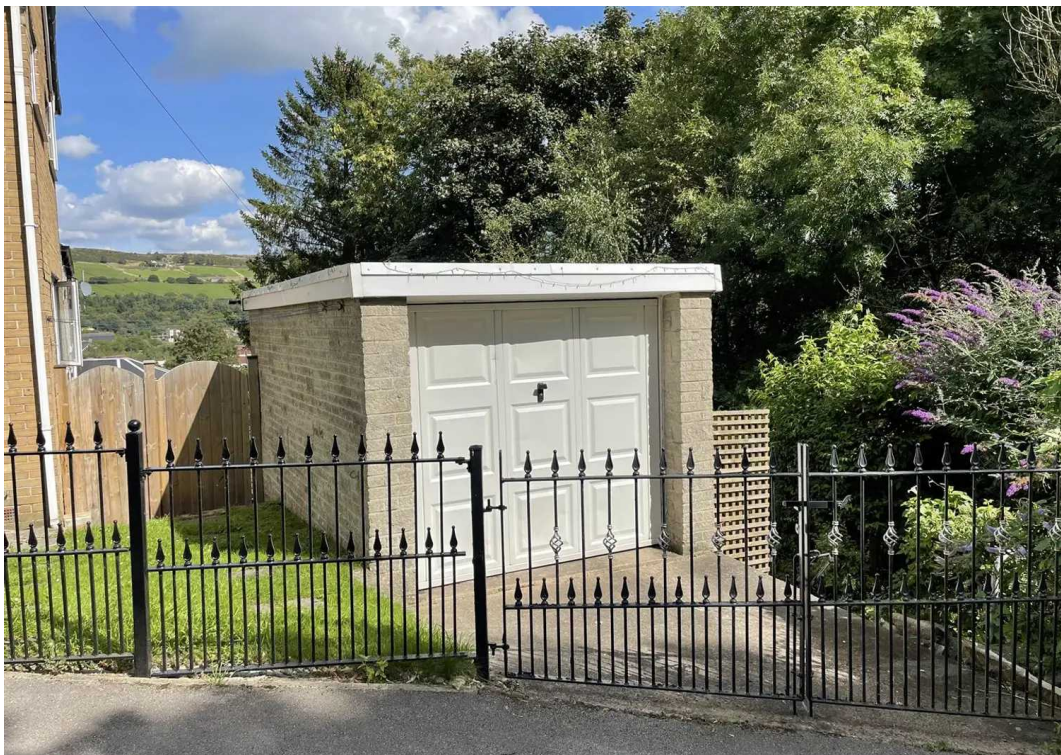
### **BATHROOM**

A modern family bathroom comprises of a three piece white suite, in the form of close coupled W.C., pedestal basin with chrome mixer tap over, bath with chrome mixer tap and separate mains fed chrome mixer shower over with glazed shower screen. There are inset ceiling spotlights, extractor fan, tiling to the walls, chrome towel rail/radiator and obscure uPVC double glazed window.

### **OUTSIDE**

The home enjoys a generous plot, with gardens to three sides. to the front of the home is a lawned garden space with planters and perimeter hedging, there is a flagged path down the side of the home leading to the front door with a further lawned space and perimeter walling and iron railings. Driveway then leads to the detached single garage with up and over door. To the rear of the home is a particularly well proportioned garden, separated into many principle areas. Immediately behind the home is a flagged seating area with raised flower beds, steps then descend to the lower section of the garden where there is a pond and further space for various outbuildings.





## **ADDITIONAL INFORMATION**

We are informed by the vendor that the EPC Rating is C-70, the council tax band is C, and the property is Freehold.

### **VIEWING:**

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm





## Simon Blyth Estate Agents

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