



**Carr Grove, Deepcar**

Sheffield

Offers in Region of **£325,000**





## Carr Grove

Deepcar, Sheffield

A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW, POSITIONED AT THE BEGINNING OF THIS QUIET CUL-DE-SAC IN THIS EVER POPULAR AREA JUST OFF OF CARR ROAD AND ENJOYING EXCELLENT VIEWS OVER WORTLEY TO THE REAR. WITH NO UPPER VENDOR CHAIN, THIS HOME OFFERS GENEROUS ACCOMMODATION WITH SCOPE FOR FURTHER IMPROVEMENTS OR EXTENSIONS. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor entrance porch, spacious entrance hallway, living room, dining room, kitchen, downstairs W.C., three bedrooms and bathroom. to the exterior of the property there is a driveway providing off street parking for numerous vehicles, detached garage and gardens to the front and the rear. With interest expected to be high we recommend an early viewing. The EPC rating is D-65 and the council tax band is C.







### ENTRANCE

Entrance gained via a composite uPVC obscure double-glazed door into the entrance porch.

### ENTRANCE PORCH

The entrance porch has ceiling light and there is a uPVC double glazed window to the side. This in turn leads to the entrance hallway.

### ENTRANCE HALLWAY

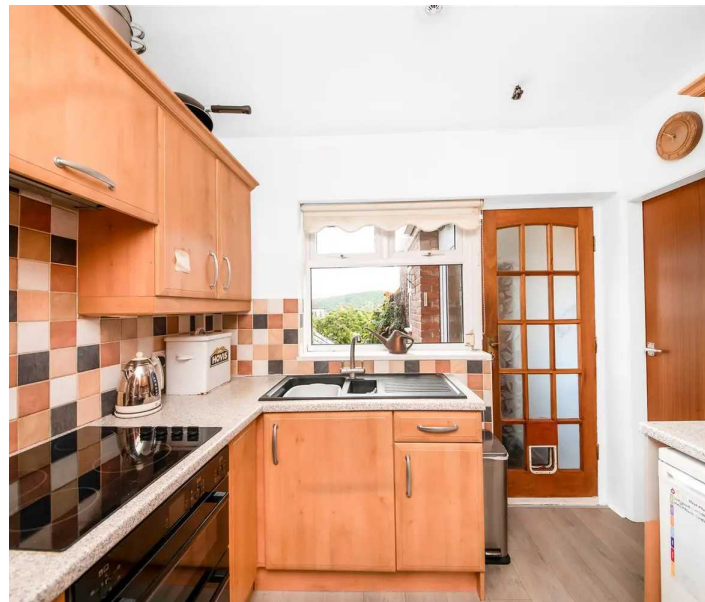
With ceiling light, central heating radiator and wood effect laminate flooring that runs through the home. There is access to a cupboard which also has plumbing for a washing machine and there is access to the partly boarded loft. Here we gain access to the following rooms.

### LIVING ROOM

With a uPVC double glazed front facing window, ceiling light, central heating radiator and there are timber and glazed sliding doors which lead to the dining room.

### DINING ROOM

A further reception space with ample room for dining table and chairs. The room has ceiling light, central heating radiator and there is a rear facing uPVC double glazed patio door leading out onto the pleasant decking to the rear.



### KITCHEN

This can be accessed either via the dining room or hallway. There are a range of wall and base units, electric oven/hob, space and plumbing for washing machine and dishwasher and there is further space for an under counter fridge. The room has ceiling light, central heating radiator and uPVC double glazed window to the rear. A white uPVC composite door leads to the downstairs W.C. and a further door gives access to the rear garden.

### **DOWNSTAIRS W.C.**

Comprising of a two-piece white suite in the form on low level W.C and wall mounted basin with chrome taps over. There is ceiling light, uPVC double glazed window to the side and towel rail/radiator.

### **BEDROOM ONE**

A front facing double bedroom with natural light gained via uPVC double glazed window. There is ceiling light, central heating radiator and built in wardrobes.

### **BEDROOM TWO**

A further double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the rear.

### **BEDROOM THREE**

With ample space for a single bed as well as a work from home space, there is a built-in single wardrobe, central heating radiator, ceiling light and uPVC double glazed window to the front.

### **BATHROOM**

Comprising a three-piece white suite in the form of a low-level W.C, pedestal basin with chrome taps over and corner shower unit with mixer shower within. There is tiling to the walls and floor, towel rail/radiator, ceiling light and uPVC obscure double-glazed window to the rear.







## OUTSIDE

To the front of the home is a concrete driveway providing off street parking for numerous vehicles, leading to the detached garage at the rear, accessed via an electric roller door and there is also lighting and power. There is a small lawned area to the front with perimeter walling and flower beds containing various mature plants and shrubs. Directly from the patio doors is a raised decked area, providing a pleasant seating area with steps descending to the lawned area with the continuation of perimeter walling and flower beds containing various mature plants and shrubs. There is also hard standing for a shed or green house.





## **ADDITIONAL INFORMATION**

The EPC Rating is D-65 rating, the council tax band is C and we are informed by the vendor that 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)

## **COPYRIGHT**

Unauthorised reproduction prohibited.

## **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

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **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

Harry Brearley House, Fox Valley, Stockbridge - S36 2AB

0114 3216590

[sheffield@simonblyth.co.uk](mailto:sheffield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000