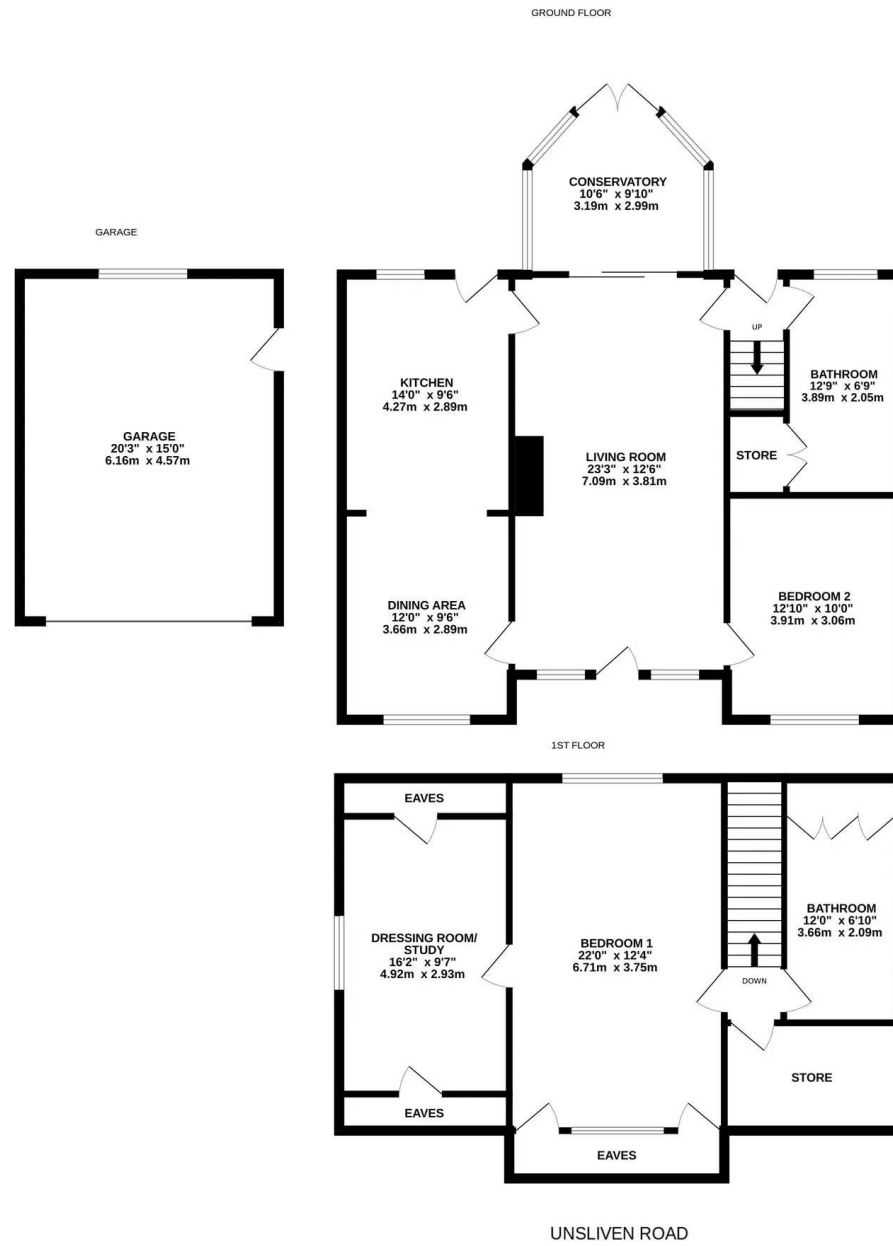




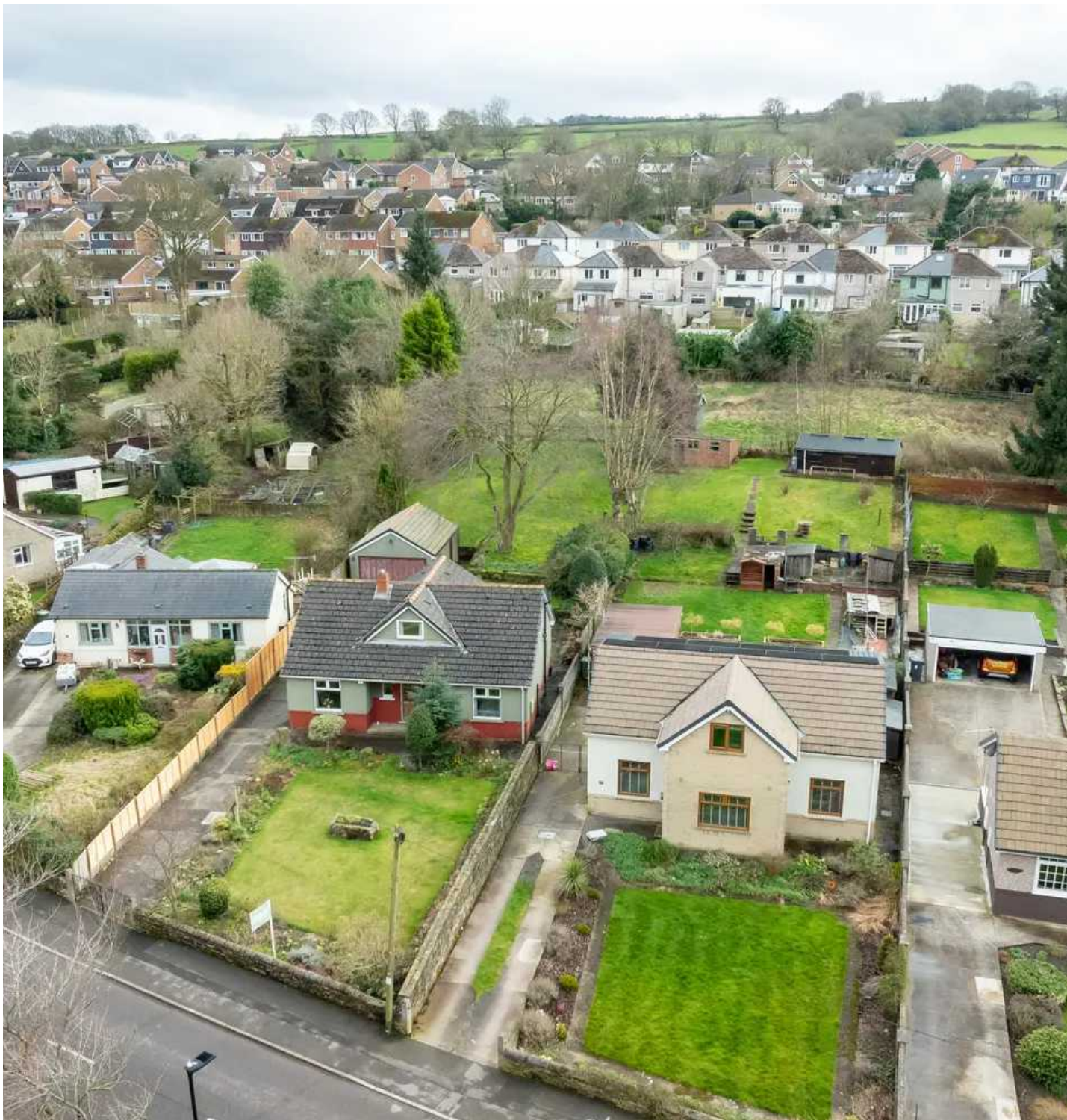
Unsliven Road, Stocksbridge

Sheffield

Offers in Region of **£450,000**



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.
 Made with Metropix ©2024



Unsliven Road

Stocksbridge, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN AND LOCATED ON THIS HIGHLY REGARDED RESIDENTIAL ADDRESS IS THIS SPACIOUS FAMILY HOME, WHICH OCCUPIES A SUPERB PLOT WITH AN ADDITIONAL PARCEL OF LAND TO THE REAR IDEAL FOR A POTENTIAL SMALL HOLDING OR IDEAL FOR FUTURE DEVELOPMENT GIVEN NECESSARY PLANNING AND CONSENTS. THE HOME OFFERS A WEALTH OF VERSATILE ACCOMMODATION IN A TWO STOREY CONFIGURATION AS FOLLOWS; To the ground floor, living room, fitted kitchen, dining room, double bedroom and bathroom. To the first floor, there is a further excellently proportioned bedroom, further bathroom and study/dressing room. There is potential to add a partition into the main bedroom upstairs to create an additional bedroom and also potential to convert the dining room into a bedroom to change the configuration of the property into a five bedroom home. The property has generous gardens to the front and rear with secure driveway, detached double garage, expansive rear lawn which leads to the impressive area of land behind the home. The EPC rating is D-64 and the council tax band is C.





ENTRANCE

Entrance gained via timber and glazed door into the living room.

LIVING ROOM

An excellently proportioned reception space with the main focal point being a coal effect gas fire set within an ornate surround. There are two ceiling lights, two wall lights, coving to the ceiling, central heating radiator and natural light is gained via two separate uPVC double glazed windows to the front and sliding uPVC double glazed doors that lead through to the conservatory.

CONSERVATORY

An addition to the home with uPVC double glazing to three sides under a pitched roof. There is a central heating radiator allowing all year round usage, tiled floor and twin French doors giving access to the rear garden.

BREAKFAST KITCHEN

Accessed from the living room, this breakfast kitchen has a range of wall and base units in a pine shaker style with laminate worktops and tile splashbacks. There are integrated appliances in the form of electric double oven with electric hob and extractor fan over, plumbing for a washing machine, stainless steel sink with mixer tap over, space for a fridge freezer and there is a breakfast bar seating area. There are inset ceiling spotlights, coving to the ceiling, central heating radiator, uPVC double glazed window to the rear and uPVC and obscure glazed door giving access out. An archway leads through to the dining room, which can also be access from a separate door from the living room.



DINING ROOM

This versatile reception space has ceiling light, central heating radiator, coving to the ceiling and uPVC double glazed window to the front. If so desired the archway between the dining room and kitchen could be blocked off and the dining area could be used as a separate downstairs bedroom, with necessary planning and consents obtained.

BEDROOM ONE

Accessed off the living room, this double bedroom has ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front.

INNER HALLWAY

From the living room a door opens through to the inner hallway with uPVC double glazed door giving access to the rear garden and staircase rising to the first floor. From the inner hallway we gain access to the bathroom.

BATHROOM

Boasting a five piece white suite in the form of close coupled W.C., pedestal basin with gold effect taps over, bidet with gold effect tap, bath with gold effect tap and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, coving to the ceiling, full tiling to the walls and floor and uPVC obscure double glazed windows to the rear and side. There is also access to the under stairs storage cupboard.

FIRST FLOOR LANDING

From the inner hall the staircase rises to the first floor landing with inset ceiling spotlights and access to eaves storage. Here we gain access to the following rooms.





BEDROOM TWO

A superbly proportioned double bedroom which could easily be split into two to create two separate double bedrooms, given the necessary planning and consents. There is ceiling light, two central heating radiators, three uPVC double glazed windows to the front and rear with further access to eaves storage. A door leads through to the dressing room/study.

DRESSING ROOM/STUDY

With ample dimensions to be considered as a bedroom, however it would need its own access to be classed as such. This could make an ideal dressing room or study with the addition of a linking corridor. There is ceiling light, central heating radiator, under eaves storage and uPVC double glazed window to the side.

BATHROOM

With a three piece suite in the form of close coupled W.C., pedestal basin with gold effect taps over and bath with gold effect taps. There is ceiling light, part tiling to the walls, central heating radiator, access to under eaves storage and uPVC double glazed window to the side.





OUTSIDE

To the front of the property, there are twin iron gates that open up onto a concrete driveway providing off street parking for numerous vehicles which then runs along side of the home and in turn reaches the detached double garage with an up and over door and personal door to the side. The garage sits under a pitched roof and provides further off street parking, storage and potential scope for future annexed accommodation with correct permissions in place. Also to the front of the home is a lawned garden space with perimeter stone walling and flower beds containing an abundance of plants, shrubs and trees.

REAR GARDEN

To the rear, immediately behind the home there is an extensive flagged patio seating area with path then leading to a tiered lawned garden space of excellent proportions with mature trees and perimeter fencing. A central path leads to a parcel of land behind the garden, ideal as a paddock and suitable for livestock and currently has chickens and goats. The site has perimeter fencing, shed and trees.





ADDITIONAL INFORMATION

The EPC Rating is D-64 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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

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

0114 3216590

sheffield@simonblyth.co.uk

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