

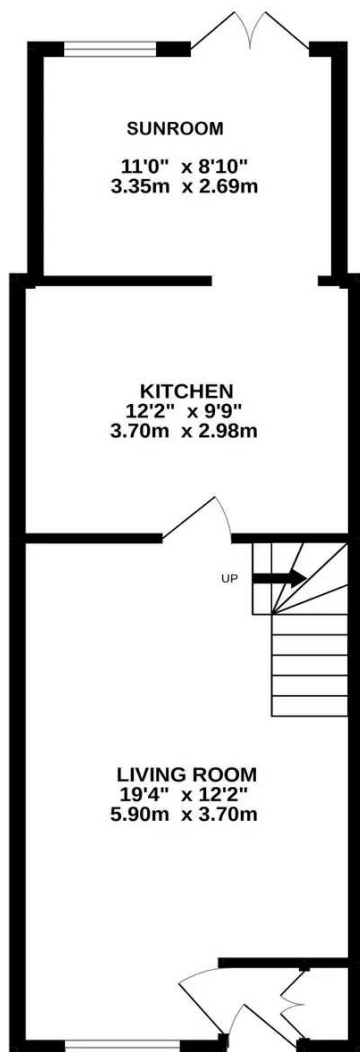


**Paterson Close, Stocksbridge**

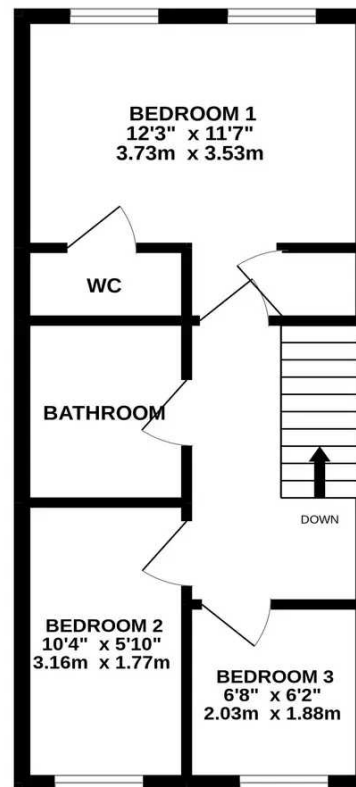
Sheffield

Offers in Region of **£150,000**

GROUND FLOOR



1ST FLOOR



PATERSON CLOSE

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.  
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## Paterson Close

Stocksbridge, Sheffield

A WELL PRESENTED THREE BEDROOM PROPERTY WITH A REAR EXTENSION, OFFERING READY TO MOVE INTO ACCOMMODATION. POSITIONED IN A QUIET CUL-DE-SAC LOCATION, THE PROPERTY HAS THE FOLLOWING ACCOMMODATION; To the ground floor, entrance porch, living room, kitchen and sunroom. To the first floor, there are three bedrooms including bedroom one with W.C. and house bathroom. Outside, there are gardens to the front and rear with an allocated parking space in a communal car park. Houses of this type are in high demand in the vicinity, with an early viewing recommended. The EPC Rating is C-69 and the council tax band is A.



### ENTRANCE PORCH

Entrance gained via timber and glazed door into the entrance porch, with ceiling light, ornate coving to the ceiling and a built in cupboard. A door opens through to the living room.

### LIVING ROOM

A well-proportioned principal reception space with ceiling light, ornate ceiling rose, coving to the ceiling, central heating radiator and uPVC double glazed window to the front. There are also two wall lights and staircase rising to the first floor. Door then leads through to the kitchen.

### KITCHEN

With a range of wall and base units in a wood effect shaker style with laminate worktops, tiled splashbacks and complimented by wood effect laminate flooring. There is space for a cooker with extractor fan over, plumbing for a washing machine, space for further appliances and one and a half bowl stainless-steel sink with chrome mixer tap over. The room also has inset ceiling spotlights and a central heating radiator. Archway then leads through to the sunroom.

### SUN ROOM

An additional reception space with a pitched roof, currently used as a dining space but offering a flexible living area. There is ample room for a dining table and chairs, two wall lights, continuation of the wood effect laminate flooring, power sockets and twin French doors in uPVC giving access to the rear garden, with uPVC double glazed window adjoining.

### FIRST FLOOR LANDING

From the living room, the staircase rises and turns to the first floor landing with spindle balustrade, ceiling light, central heating radiator and access to the loft via a hatch with a pull down ladder, lighting and power sockets. Here we gain access to the following rooms:



### **BEDROOM ONE**

A rear facing double bedroom with two separate uPVC double glazed windows, ceiling light and central heating radiator. There is a storage cupboard above the stairs and door opening to the W.C.

### **W.C.**

With low level W.C. and basin sat within a vanity unit with taps over. There is ceiling light and extractor fan.

### **BEDROOM TWO**

A front facing room with ceiling light, central heating radiator and uPVC double glazed window.

### **BEDROOM THREE**

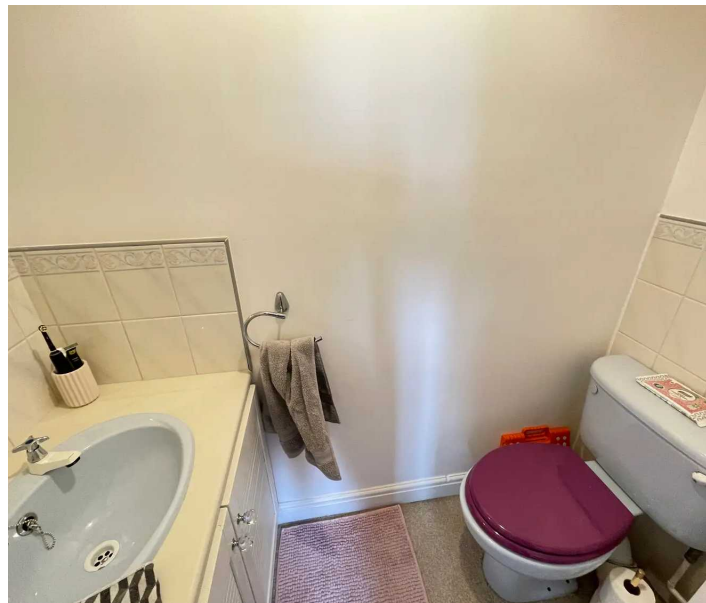
Currently used as a study. There is ceiling light, central heating radiator and uPVC double glazed window to the front.

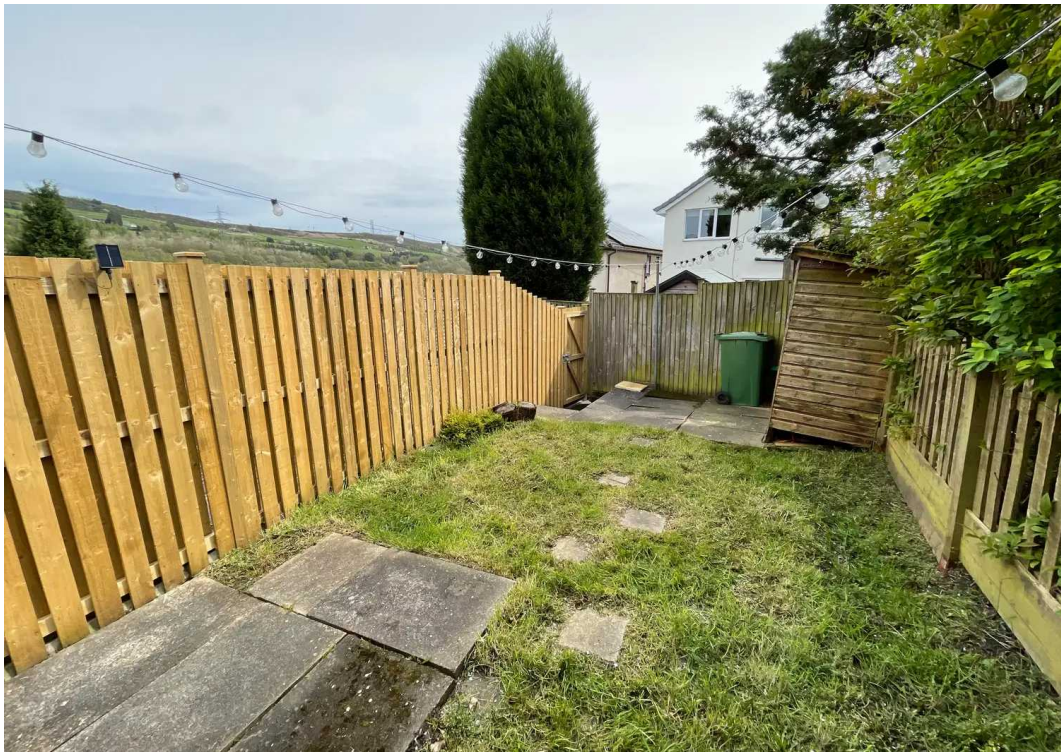
### **BATHROOM**

Comprising a three-piece suite in the form of close coupled W.C., basin sat within a vanity unit with taps over and bath with taps and Triton Seville electric shower over. There is ceiling light, shaver socket, part tiling to the walls and wood effect laminate flooring.

### **OUTSIDE**

To the front, there is a lawned garden area and an allocated parking space on a communal carpark. To rear, there is a lawned garden with a flagged area and hardstanding for a shed. There is also access out through an alley at the back.





## **ADDITIONAL INFORMATION**

The EPC Rating is C-69, the Council Tax Band is A 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)

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## **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

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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



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