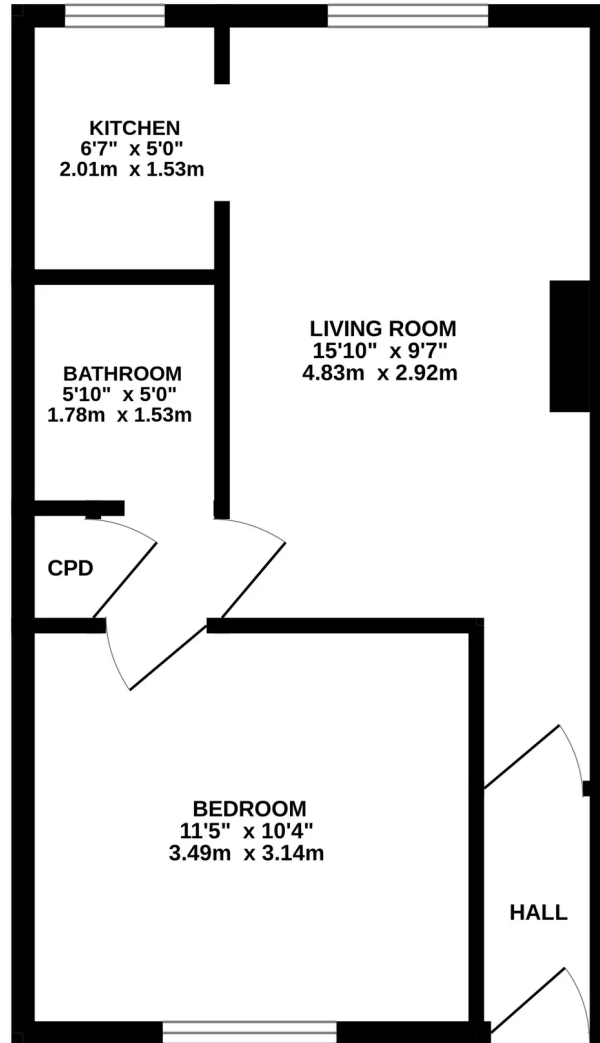




## The Greenway, Carr Road

Deepcar, Sheffield

Offers in Region of **£59,950**



THE GREENWAY

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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## The Greenway, Carr Road

Deepcar, Sheffield

A ONE DOUBLE BEDROOM, SECOND FLOOR APARTMENT OFFERING AN IDEAL HOME FOR A FIRST TIME BUYER, OCCASIONAL BOLT HOLE OR SUITABLE FOR THOSE LOOKING TO ADD TO A RENTAL PORTFOLIO. WE OFFER TO THE MARKET THIS ONE BEDROOM, PURPOSE BUILT APARTMENT, WELL SITUATED CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK AND MAJOR TRANSPORT LINKS. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THE ACCOMMODATION BRIEFLY COMPRISES: Living room, kitchen, bedroom and bathroom. The EPC rating is D-58 and the council tax band is A.





### ENTRANCE

Entrance gained via uPVC and obscure glazed door into the entrance hallway.

### ENTRANCE HALLWAY

With ceiling light, wood effect laminate flooring and door opening through to the living room.

### LIVING ROOM

A generous reception space with uPVC double glazed window to the front, ceiling light, fireplace, central heating radiator and continuation of the wood effect laminate flooring. A door then leads through to the kitchen.

### KITCHEN

With a range of wall and base units in a wood effect with laminate worktops, tile splashbacks and tiled floor. There is an integrated electric stainless steel oven and four burner electric hob, plumbing for a washing machine, space for a fridge, stainless steel sink with chrome mixer tap over and uPVC double glazed window.

### INNER HALLWAY

Back from the living room a door opens through to the inner hallway, with access to a cupboard housing the hot water tank and here we gain access to the following rooms.



### BEDROOM

A double bedroom of generous proportions with ceiling light, electric wall mounted heater, wood effect laminate flooring and uPVC double glazed window.

### BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps and bath with chrome taps and separate Mira Sport electric shower over. There is ceiling light, extractor fan and full tiling to the walls and floor.



## **ADDITIONAL INFORMATION**

The EPC Rating is D-58, the Council Tax Band is A and we are informed by the vendor that the property is Leasehold.

## **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

## **MAILING LIST**

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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 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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