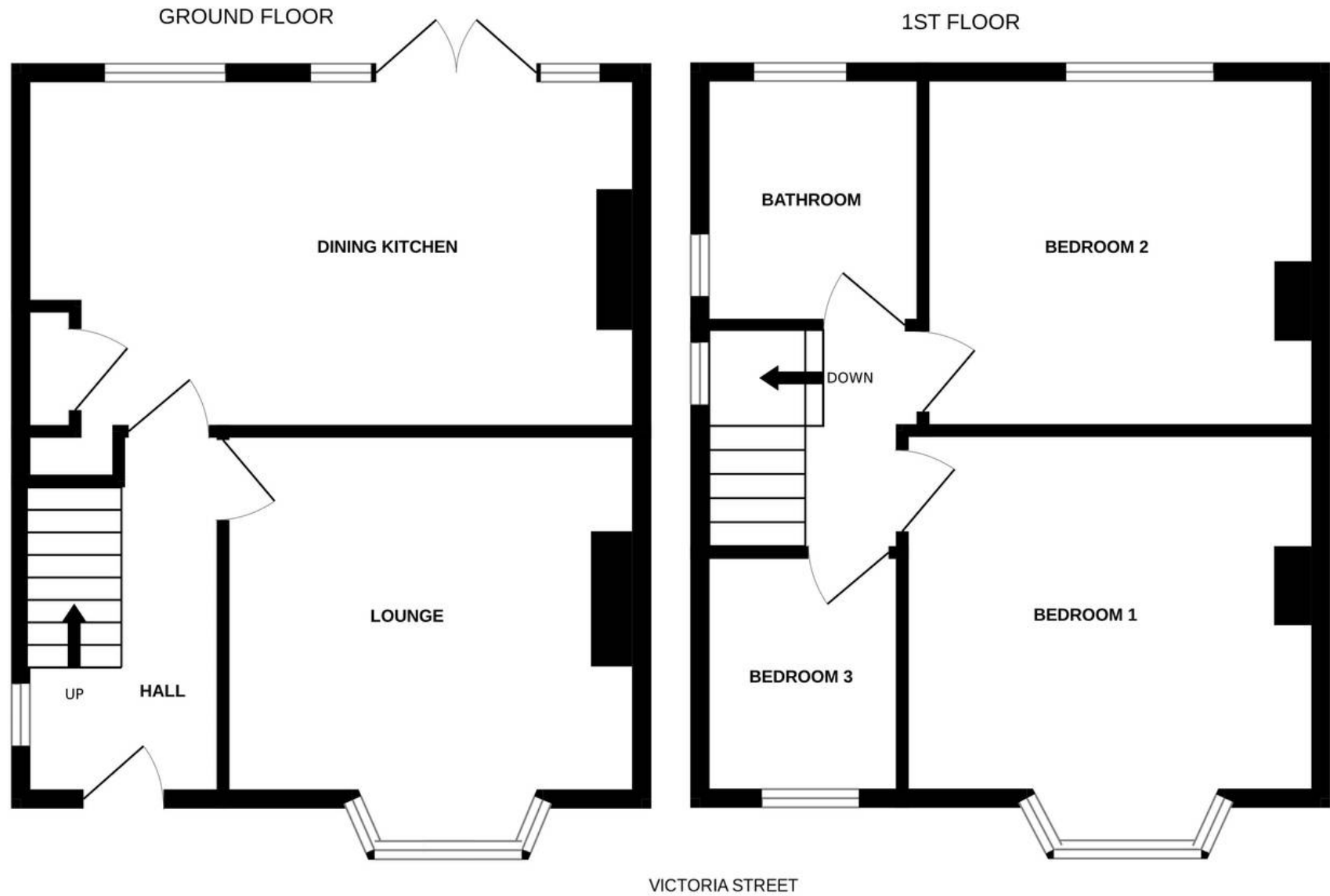




**Victoria Street, Stocksbridge**

Sheffield

Offers in Region of **£170,000**



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## Victoria Street

Stocksbridge, Sheffield

A BEAUTIFULLY PRESENTED AND WELL MAINTAINED THREE BEDROOM SEMI-DETACHED PROPERTY IDEAL FOR A FIRST TIME BUYER AND IS READY TO MOVE INTO. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hall, lounge and kitchen. To the first floor there are three bedrooms and modern bathroom. Externally, the property has gardens to the front and the rear, with the rear having a raised decked area and further lawned space at the bottom. The EPC is C-72 and the council tax band is B.



### ENTRANCE

Entrance gained via composite and decoratively glazed door into the entrance hall, with ceiling light, central heating radiator, staircase rising to the first floor and uPVC double glazed window to the side. Here we gain entrance to the following rooms.

### LOUNGE

A front facing principal reception space with ceiling light, central heating radiator and uPVC double glazed bay window.

### DINING KITCHEN

With ample space for dining table and chairs if so desired. The kitchen has a range of wall and base units in a white shaker style with solid wood worktops, there is an integrated cooker, plumbing for a washing machine, plumbing for a dishwasher, space for an American style fridge freezer and a one and a half bowl sink with chrome tap over. There is also a central island where we find the gas hob. The room has inset ceiling spotlights, central heating radiator, wood effect laminate flooring, uPVC double glazed window to the rear and twin French doors in uPVC double glazing giving access out.

### FIRST FLOOR LANDING

From the entrance hall, the staircase rises and turns to the first floor landing with ceiling light and uPVC double glazed window to the side. Here we gain entry to the following rooms.



### **BEDROOM ONE**

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

### **BEDROOM TWO**

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

### **BEDROOM THREE**

Currently used as an office, there is ceiling light, central heating radiator and uPVC double glazed window to the front.

### **BATHROOM**

Comprising of a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and P shaped bath with chrome taps and mains fed chrome mixer shower over with glazed shower screen. There is ceiling light, central heating radiator, extractor fan, shaver socket and obscure uPVC double glazed window to the rear.





## OUTSIDE

To the front of the home an iron gate opens onto the front garden, with steps descending to the front door and further iron gate leading down the side of the property. To the rear of the home, immediately from the twin French doors in the kitchen there is a decked area providing seating space and fantastic views, steps then descend down onto the bottom of the garden where we find a lawned area. The rear garden is fully enclosed with perimeter hedging and walling.



## **ADDITIONAL INFORMATION**

The EPC Rating is C-72, the Council Tax Band is B 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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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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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.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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