

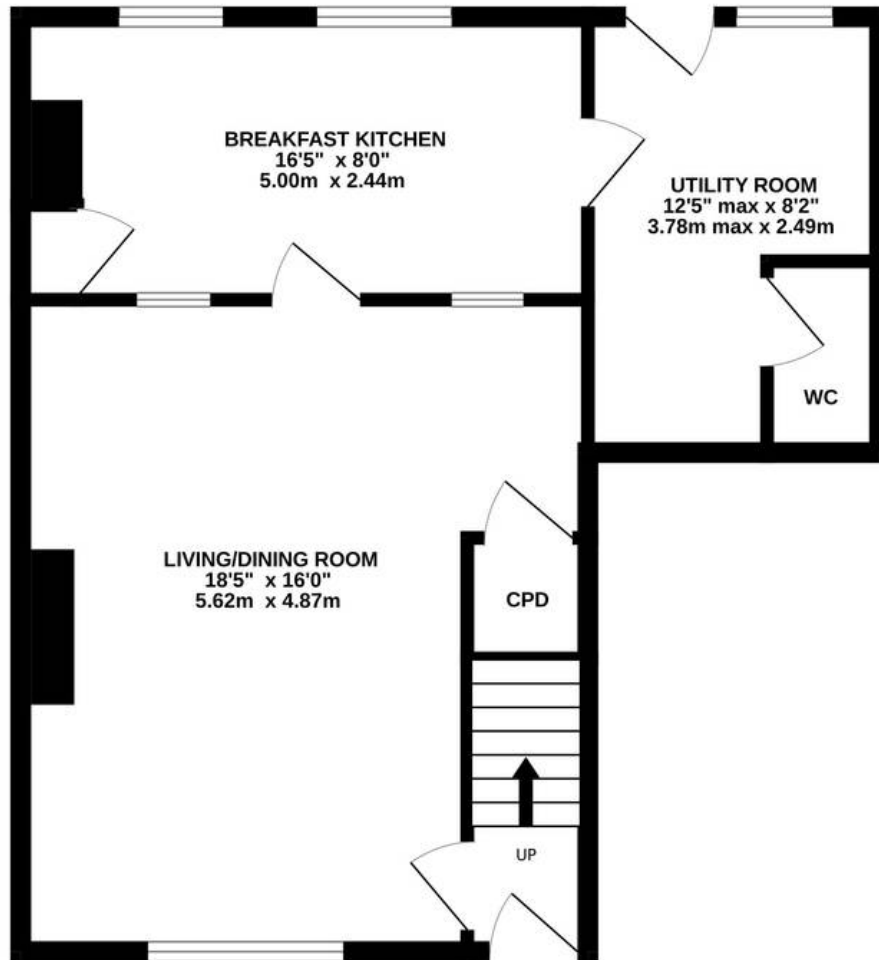


Townend Lane, Deepcar

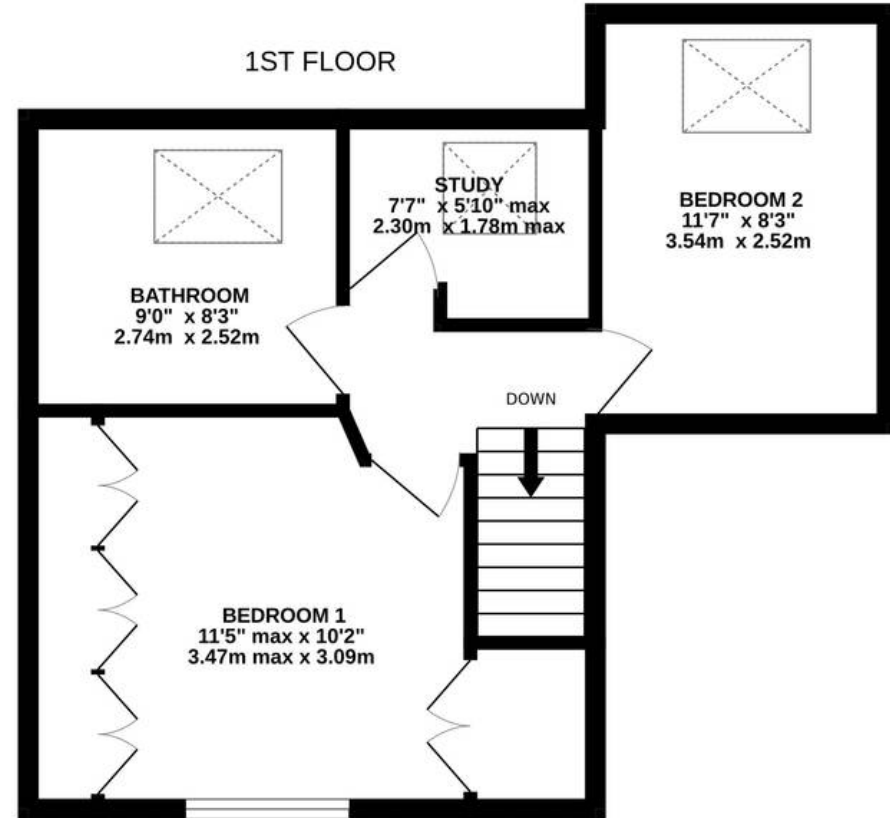
Sheffield

Offers in Region of **£325,000**

GROUND FLOOR



1ST FLOOR



TOWNEND LANE

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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Townend Lane

Deepcar, Sheffield

A CHARMING GRADE II LISTED COTTAGE DATE STONED 1678. OFFERING A MIXTURE OF PERIOD FEATURES WITH MODERN FINISHINGS. THE PROPERTY HAS APPROVED PLANNING PERMISSION FOR A GARDEN ROOM ON THE FRONT OF THE PROPERTY - REF 22/02708/FUL. THE ACCOMMODATION BRIEFLY COMPRISES; Entrance hall way with exposed timbers leading through to a great sized living/dining room with feature fireplace, kitchen, utility and downstairs W.C. To the first floor, there are three bedrooms and family bathroom with four piece suite. The cottage offers both front and rear gardens, with dry stone walling and off road parking. The EPC rating is C-70 and the council tax band is C.





ENTRANCE HALL

Entrance gained via timber and glazed door into the entrance hall, with exposed timber beams and stone flooring throughout and staircase rising to the first floor.

LIVING/DINING ROOM

An excellently proportioned open plan living and dining space, with ample room for a dining table and chairs. The main focal point being a stone built fire place currently housing a log burner. There is a central heating radiator, ceiling light, timber beams, continuation of the stone flooring and a storage space under the stairs.

KITCHEN

Forming part of the extension to the home, the kitchen has a range of wall and base units in a sage shaker style with solid wood block worktops. There is space for a Range cooker with extractor fan over and tile splashbacks, integrated dishwasher, integrated wine cooler and Belfast ceramic sink with brass effect mixer tap over. There is ceiling light, central heating radiator, continuation of the stone flooring, stone fireplace with multi-fuel stove and two separate timber double glazed windows to the rear. Here we gain entry to the utility.

UTILITY

With plumbing for a washing machine, space for a tumble dryer and sink with brass effect mixer tap over. The room has ceiling light, central heating radiator, continuation of the stone flooring and timber single glazed window to the rear with timber stable style door giving access out. Here we also gain access to the W.C.



W.C.

Comprising a two piece white suite in the form of close coupled W.C. and wall mounted basin with chrome taps over. There is ceiling light and window to the side.

BEDROOM ONE

A front facing double bedroom, with a bank of fitted wardrobes, ceiling light, central heating radiator and window to the front.

BEDROOM TWO

A further double bedroom with exposed timber beams, ceiling light, central heating radiator and Velux window to the rear.

STUDY/BEDROOM THREE

Currently used as a study, there is ceiling light, central heating radiator and Velux window to the rear. Please note this room can be used as a bedroom and can fit a single bed.

BATHROOM

A modern family bathroom, boasting a four piece suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over, bath with chrome taps and shower enclosure with mixer shower within. There is ceiling light, central heating radiator, part tiling to the walls and Velux window to the rear.

OUTSIDE

To the front of the home, there is a double parking bay providing off street parking which also has lighting and a generous garden area with a stone built pathway, perimeter dry stone walling and flower beds containing various plants, shrubs and trees. To the rear, there is a further lawned garden with two separate seating areas and small pond.







ADDITIONAL INFORMATION

The EPC rating is C-70 and 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)

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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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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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