



**Kenworthy Road, Stocksbridge**

Sheffield

**£130,000**



## Kenworthy Road

Stocksbridge, Sheffield

SITUATED IN THE POPULAR VILLAGE OF STOCKSBRIDGE WITHIN EASE OF ACCESS TO SHEFFIELD CITY CENTRE AND CLOSE TO MANY LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK, WE OFFER TO THE MARKET THIS FOUR DOUBLE BEDROOM TERRACE BENEFITTING FROM NO UPPER VENDOR CHAIN. THE ACCOMMODATION BRIEFLY COMPRISES: To the ground floor, entrance hall, living room, dining room and dining kitchen. To the first floor, there are four double bedrooms and wet room. Outside, there is a driveway providing off street parking and an enclosed garden to the rear. The EPC rating is D-58 and the council tax band is A.





### ENTRANCE

Entrance is gained via uPVC and glazed door into the entrance hallway with ceiling light, two uPVC double glazed windows to the front, central heating radiator and the staircase rising to the first floor landing. Here we gain access to the following rooms.

### LIVING ROOM

A well proportioned reception space gaining natural light from two elevations, with uPVC double glazed windows to both the front and rear. There is ceiling light and a central heating radiator.

### DINING ROOM

This room can also be accessed from a door from the entrance hallway. With ceiling light, central heating radiator and uPVC double glazed window to the front.

### DINING KITCHEN

Being of an excellent size with a range of wall and base units in a wood effect shaker style with a contrasting laminate worktops and tiled splashbacks. There is ample room for a table and chairs, space for a cooker, plumbing for a washing machine and space for further appliances. There is a chrome sink with chrome taps over, two ceiling lights and central heating radiator. There are two separate uPVC double glazed windows, overlooking the rear garden and uPVC and obscure glazed door giving access out.

### FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing with ceiling light and access to the loft via a hatch. We can also gain access to the following rooms.



### **BEDROOM ONE**

A rear facing bedroom with two uPVC double glazed windows to the rear, ceiling light and central heating radiator.

### **BEDROOM TWO**

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

### **BEDROOM THREE**

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

### **BEDROOM FOUR**

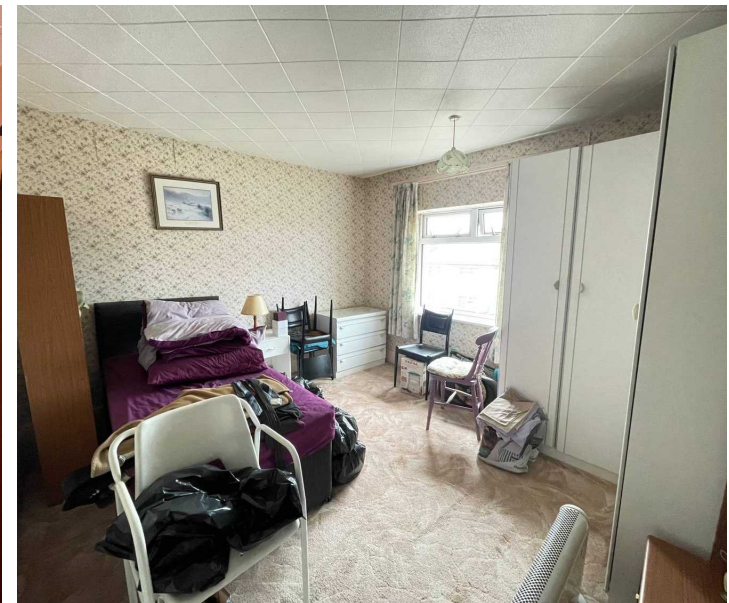
A further double room with ceiling light, central heating radiator and uPVC double glazed window overlooking the rear garden.

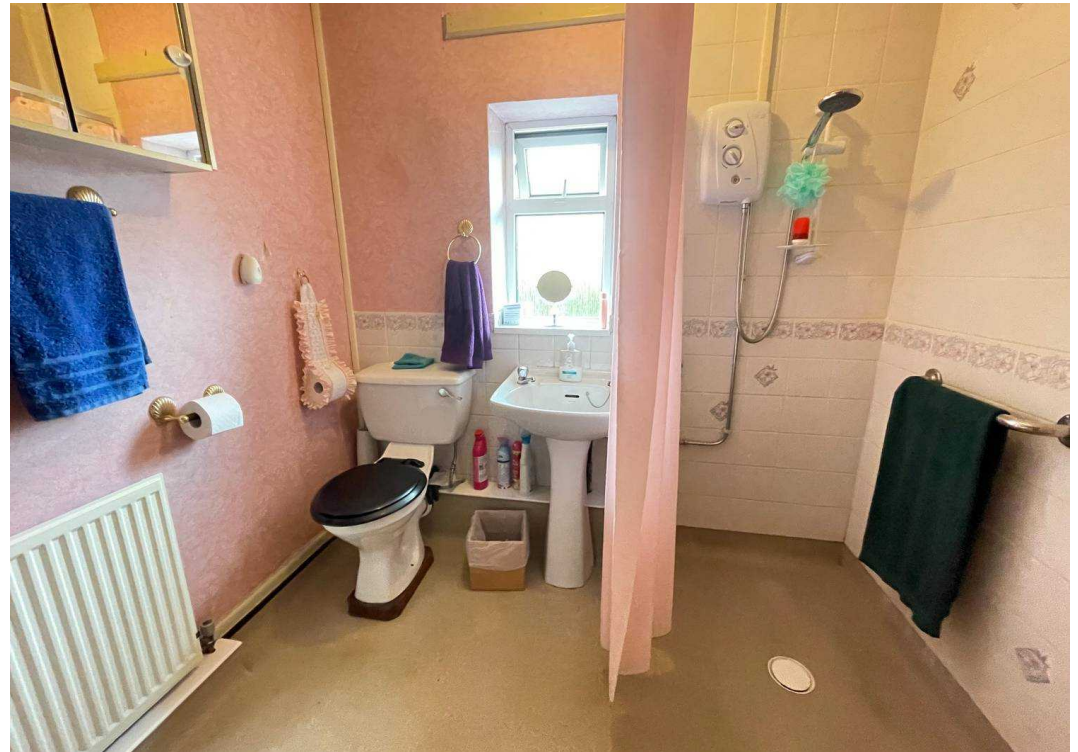
### **WET ROOM**

Comprising of a close coupled W.C., pedestal basin with chrome taps over and electric shower. The room has ceiling light, central heating radiator and obscure uPVC double glazed window to the rear.

### **OUTSIDE**

To the front of the property, there is a driveway providing off street parking with steps leading to the front door. To the rear, there is a flagged patio seating area with steps leading up to a lawned area with hard standing for a shed. The garden is fully enclosed with perimeter fencing and hedging.





## **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 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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## **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**

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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



## Simon Blyth Estate Agents

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