

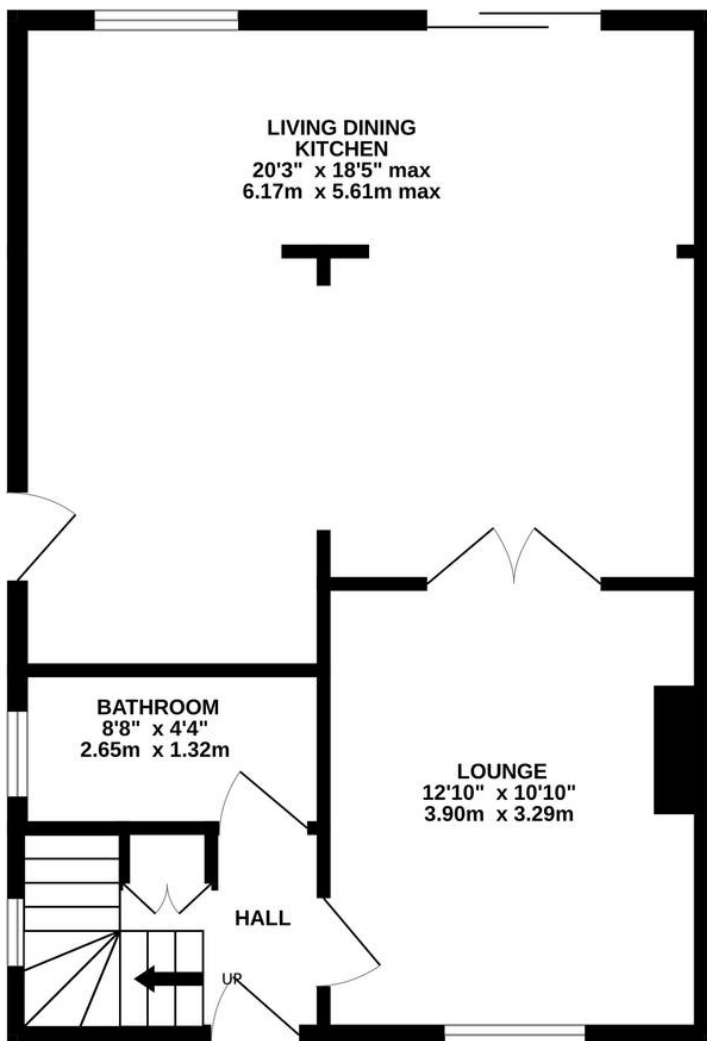


Smithy Moor Avenue, Stocksbridge

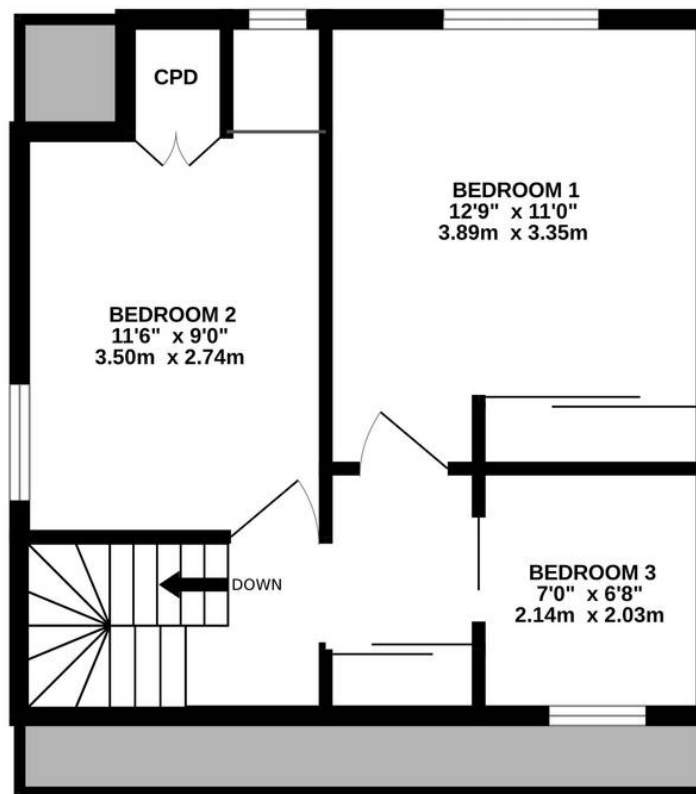
Sheffield

Offers in Region of **£210,000**

GROUND FLOOR



1ST FLOOR



SMITHY MOOR AVENUE

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.
Made with Metropix ©2024



Smithy Moor Avenue

Stocksbridge, Sheffield

BENEFITTING FROM A SUPERB SINGLE STOREY EXTENSION, WE OFFER TO THE MARKET THIS WELL SIZED FAMILY HOME WITH A FANTASTIC OPEN PLAN LIVING AREA WHICH HAS BEEN ADDED BY THE CURRENT VENDOR. SITUATED IN THIS POPULAR PART OF STOCKSBRIDGE, CLOSE TO UNDERBANK RESERVOIR YET WITHIN EASE OF ACCESS TO CUMMUTER LINKS AND FOX VALLEY RETAIL PARK. THIS MUCH IMPROVED HOME OFFERS GENEROUS RECEPTION SPACE AND THREE BEDROOMS IN THE FOLLOWING CONFIGURATION; To the ground floor, entrance hall, modern bathroom, living room and fabulous open plan living/dining kitchen with sliding door to the rear. To the first floor, there are three bedrooms and outside there are gardens to both front and rear with shared driveway. The EPC rating is C-69 and the council tax band is B.





ENTRANCE HALL

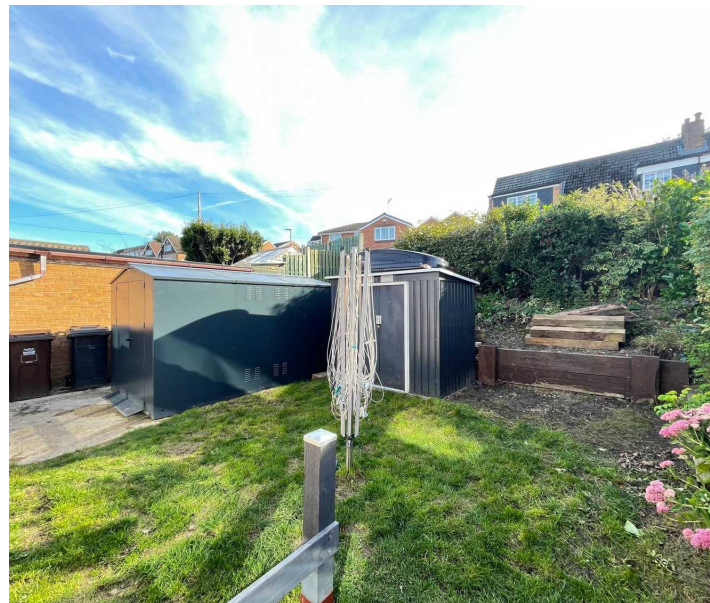
Entrance gained via uPVC and decoratively glazed door with obscure glazed side panel into the hallway. With ceiling light, central heating radiator, wood effect flooring and staircase rising to the first floor. Here we gain entrance to the following rooms.

BATHROOM

Comprising of a three piece modern white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and bath with chrome mixer tap with shower attachment and separate mains fed chrome mixer shower over. There are inset ceiling spotlights, full tiling to the walls and floor, chrome towel rail/radiator and obscure uPVC double glazed window to the side.

LOUNGE

A front facing reception space with ceiling light, central heating radiator, uPVC double glazed window to the front and continuation of the wood effect flooring. Twin French doors in timber and glass open through to the living/dining kitchen.





LIVING/DINING KITCHEN

A superb open plan space incorporating a single storey extension that has been added by the current vendor, this now offers excellent floor space with a versatility of usage with ample room for lounge furniture and dining table and chairs. The kitchen itself has a range of wall and base units in a high gloss white with contrasting Quartz effect laminate worktops with matching upstands. There are integrated appliances in the form of an electric oven with electric hob and extractor fan over, housing for a fridge freezer, plumbing for a washing machine and a stainless steel sink with chrome mixer tap over. There is also a breakfast bar seating area. There are inset ceiling spotlights, central heating radiator, natural light gained via uPVC double glazed window to the rear, sliding doors in uPVC to the rear, two Velux skylights and uPVC and obscure glazed door giving access to the side of the home.

FIRST FLOOR LANDING

From the entrance hallway, the staircase rises and turns to the first floor landing with fitted cupboards, inset ceiling light, access to the loft via a hatch and here we gain access to the following rooms.

BEDROOM ONE

A spacious double bedroom with built in wardrobes, ceiling light, central heating radiator, wood effect flooring and uPVC double glazed window to the rear.





BEDROOM TWO

A double bedroom, enjoying dual aspect natural light via uPVC double glazed windows. There is ceiling light, built in cupboard, window seat, central heating radiator and wood effect flooring.

BEDROOM THREE

Accessed via a sliding door, there is ceiling light, central heating radiator and uPVC double glazed window to the front.

OUTSIDE

To the front of the home, there is a terraced garden with a lawned space and flower beds. To the side of the home, there is a shared tarmacked driveway, with timber gates opening onto the rear garden. To the rear, there is an enclosed garden space with a lawned area, hard standing for a shed and banking to the rear. The garden is fully enclosed with perimeter walling and hedging.



ADDITIONAL INFORMATION

The EPC Rating is C-69, 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)

COPYRIGHT

Unauthorized reproduction prohibited.

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

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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

Harry Brearley House, Fox Valley, Stockbridge - S36 2AB

0114 3216590

sheffield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000