

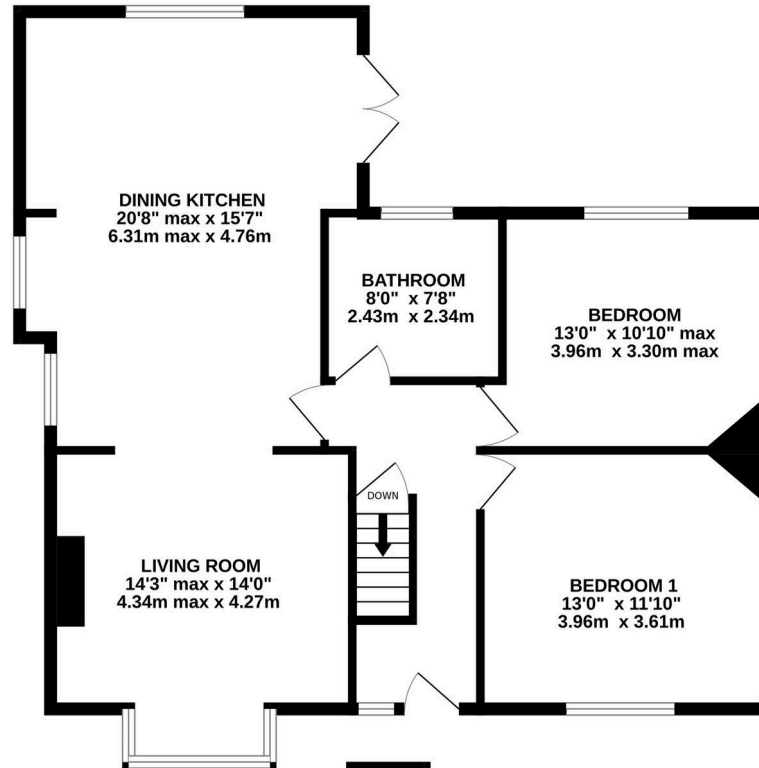


Victoria Road, Stocksbridge

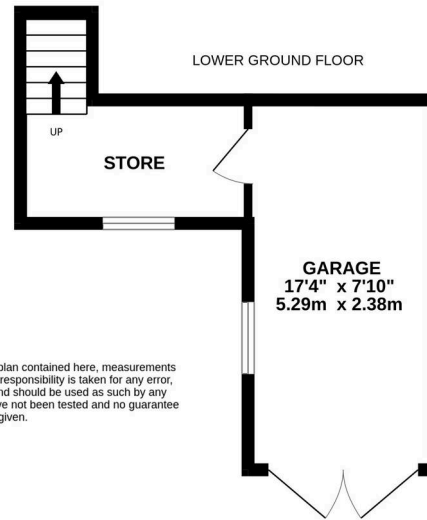
Sheffield

Offers in Region of **£310,000**

GROUND FLOOR



LOWER GROUND FLOOR



VICTORIA ROAD

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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Victoria Road, Stocksbridge

Sheffield

A BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW, POSITIONED IN THIS HIGHLY REGARDED AREA OF STOCKSBRIDGE, CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDORS, THE ACCOMMODATION NOW BRIEFLY COMPRISES; Entrance hallway, open plan living/dining room with integrated appliances, lounge, two double bedrooms and modern family bathroom. Externally, there is a lawned garden space to the front with a driveway and attached single garage and to the rear, there is a south facing garden which is low maintenance in nature, with an Indian Stone patio seating area and larger than average brick built outbuilding. The EPC rating is C-69 and the council tax band is C.





























ENTRANCE

Entrance gained via a composite door with a window into the entrance hallway.

ENTRANCE HALLWAY

With space to hang coats and a uPVC double glazed diamond shaped window to the front, rumbled parquet flooring, ceiling light, coving to the ceiling, central heating radiator and access to the loft via a hatch. Here we gain entrance to the following rooms.

CELLAR/GARAGE

From the entrance hallway we gain entrance to steps that descend to the cellar which then leads into the attached single garage. The cellar has power and lighting and offers further storage space. A timber door opens through to the garage, which offers further storage and off street parking. There is lighting and power, here we also find the combination boiler.

DINING KITCHEN

A fantastic open plan space incorporating both dining area and kitchen, with ample space for a dining table and chairs. The kitchen itself has a range of wall and base units in a white shaker style with solid oak worktops and tile splashbacks. There are integrated appliances in the form of fridge freezer, integrated washing machine, integrated dishwasher, space for a Range cooker with a built in extractor fan over and a composite sink with a chrome mixer tap. There are inset ceiling spotlights, central heating radiator, LVT dark oak effect flooring, uPVC double glazed window to the side, uPVC double glazed window to the rear and twin French doors in uPVC giving access to the rear garden.

LOUNGE

A front facing reception space with the main focal point being a multi fuel stove sat on a stone hearth and exposed brick walling. There are three wall lights, ceiling light with ceiling rose, coving to the ceiling, central heating radiator and a uPVC double glazed bay window to the front with blinds.

BEDROOM ONE

A rear facing double bedroom with ceiling light with ceiling rose, coving to the ceiling, central heating radiator, original cast iron fireplace and a uPVC double glazed window to the rear.

BEDROOM TWO

A further double bedroom with ceiling light, coving to the ceiling, central heating radiator, original cast iron fireplace and a uPVC double glazed window to the front.

BATHROOM

A modern three piece white suite in the form of close coupled W.C., basin sat within a vanity unit with marble surface and chrome mixer tap over and free standing bath with chrome mixer taps with shower attachment and a mains fed chrome mixer shower over with glazed shower screen. There are inset ceiling spotlights, part tiling to the walls, Victorian style tiled flooring with under floor heating, central heating radiator and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, a path leads to the front garden where we find steps that rise to the front door. There is a lawned garden space where there is also a log store, the garden is enclosed with perimeter hedging and walling. Further to this, there is a concrete driveway providing off street parking for one vehicle which leads to the attached single garage. A timber gate opens onto the side of the home, where we reach the rear garden. To the rear of the home there is an Indian Stone patio seating area with a further lawned garden space, and raised flower beds containing various plants and trees. There is also access to a larger than average brick built outbuilding which could be used for multiple purposes including a workshop, home office and potentially a summer house, given the necessary planning and consents. We are informed by the vendor that the rear garden is south facing.

ADDITIONAL INFORMATION

The EPC Rating is C-69, 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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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

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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.

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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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