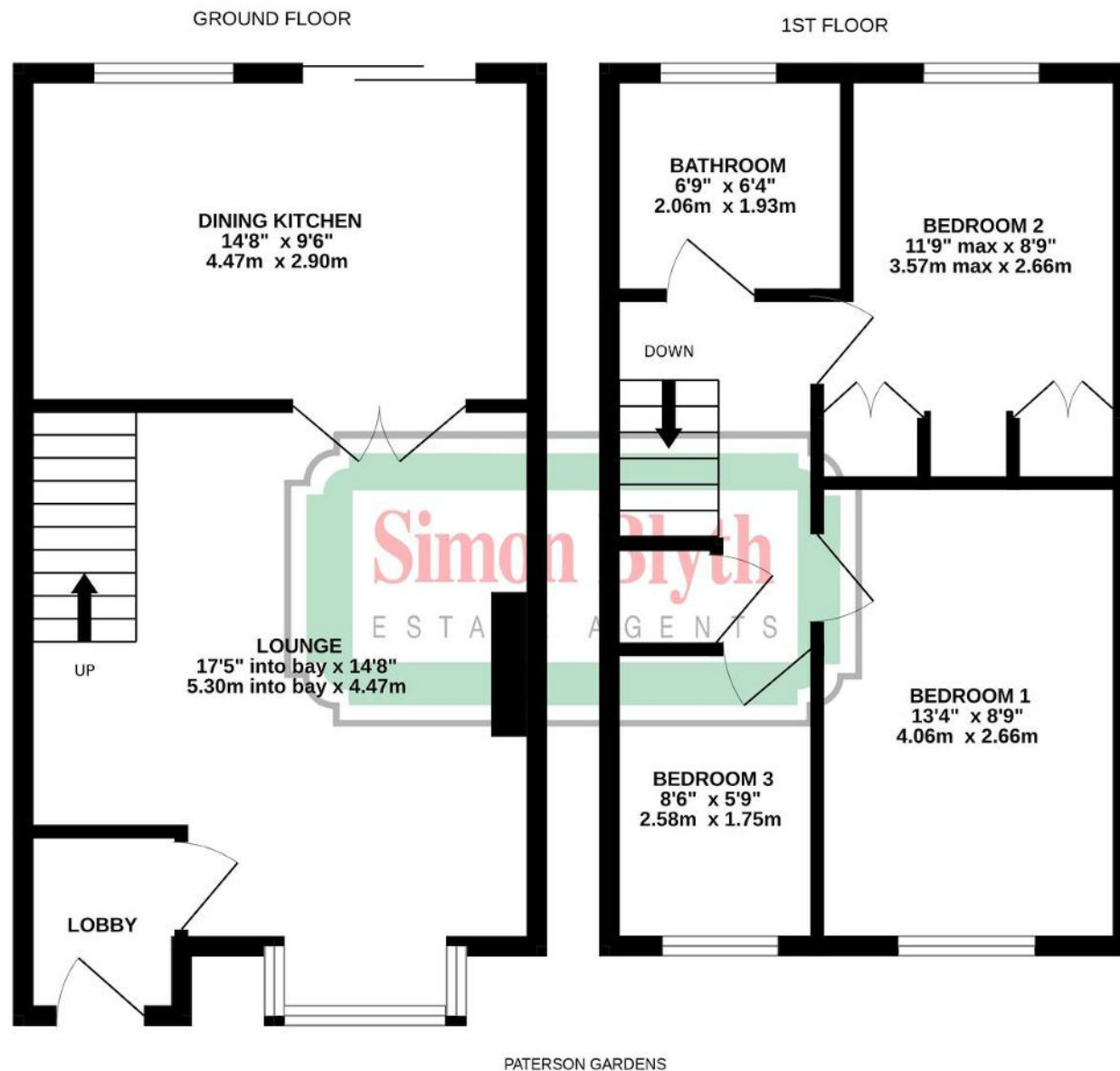




Paterson Gardens, Stocksbridge

Sheffield

Offers in Region of **£149,950**



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Paterson Gardens

Stocksbridge, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS WELL PRESENTED THREE BEDROOM HOME OFFERING READY TO MOVE INTO ACCOMMODATION, ON THIS QUIET CUL-DE-SAC LOCATION CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. THE HOME HAS BEEN UPGRADED BY THE CURRENT VENDOR AND NOW OFFERS THE FOLLOWING ACCOMMODATION; To the ground floor, entrance hall, spacious living room and a recently fitted breakfast kitchen. To the first floor, there are three bedrooms and modern shower room. Outside, there are gardens to the front and to the rear with an allocated parking space. The EPC rating is C-73 and the council tax band is B.





ENTRANCE

Entrance is gained via a uPVC and decoratively glazed door into the entrance hall, with ceiling light, coving to the ceiling, central heating radiator and wood effect laminate flooring.

LIVING ROOM

A front facing reception space of generous proportions, with a uPVC double glazed bay window to the front. The main focal point being a fire place with space for an electric stove, there is ceiling light, two wall lights, ornate coving to the ceiling, two central heating radiators and staircase rising to the first floor. Twin timber and glazed doors lead through to the breakfast kitchen.

BREAKFAST KITCHEN

Again of generous proportions, the kitchen has a range of wall and base units in an ivory shaker style with contrasting laminate worktops and matching upstands which is complimented by wood effect laminate flooring. There is space for a Range cooker with a chimney style extractor fan over, space for a free standing fridge freezer, plumbing for a washing machine and a ceramic sink with chrome mixer tap over, there is also a breakfast bar seating area. There are two ceiling lights, further under cupboard lighting, vertical contemporary radiator and natural light is gained via a uPVC double glazed window to the rear and further sliding uPVC double glazed door giving access out. Here we also find the Vaillant combination boiler.



FIRST FLOOR LANDING

Back from the living room, the staircase rises to the first floor landing with spindle balustrade, ceiling light, cupboard above the stairs and access to the loft via a hatch. Here we gain entrance to the following rooms.

BEDROOM ONE

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

BEDROOM TWO

A further double bedroom with built in wardrobes and dressing area, ceiling light, central heating radiator and a uPVC double glazed window to the rear.

BEDROOM THREE

With ceiling light, central heating radiator, wood effect laminate flooring and a uPVC double glazed window to the front.





SHOWER ROOM

A modern shower room, having been fitted by the current vendor and now offers 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 shower enclosure with mains fed chrome mixer shower within. There is ceiling light, full tiling to the walls and floor, vertical towel rail and radiator and an obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, there is a lawned space with a path and to the rear is a fully enclosed garden with a path, flagged seating area and a further lawned space. There is also hard standing for a shed. The home also comes with an allocated parking space in the nearby communal carpark.



ADDITIONAL INFORMATION

The EPC Rating is C-73, 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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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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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