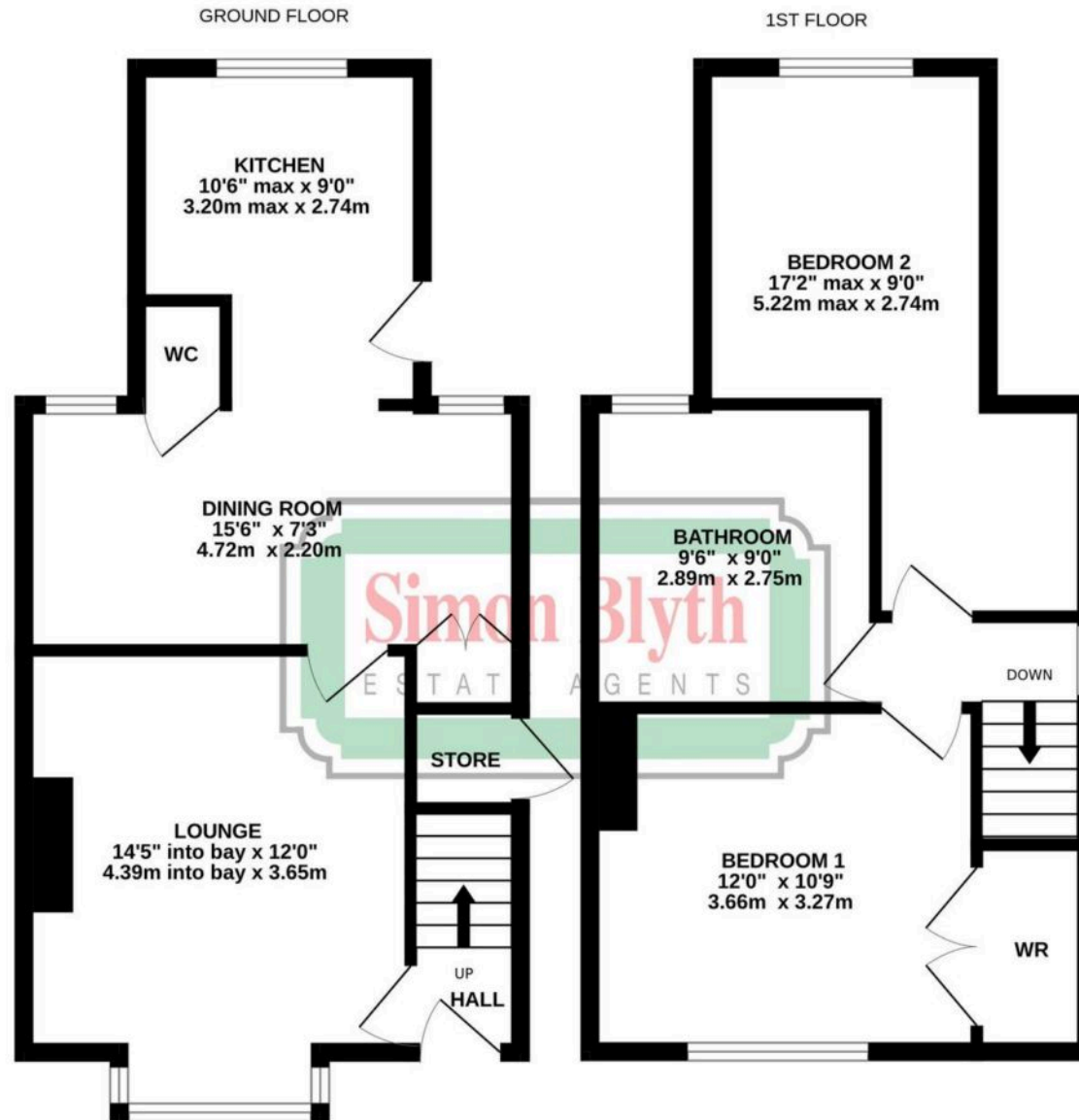




Smithy Moor Avenue, Stocksbridge

Sheffield

Offers Over **£175,000**



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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Smithy Moor Avenue

Stocksbridge, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, IS THIS WELL SIZED EXTENDED FAMILY HOME WHICH IS SITUATED IN THIS POPULAR PART OF STOCKSBRIDGE, CLOSE TO UNDERBANK RESERVOIR YET WITHIN EASE OF ACCESS TO COMMUTER LINKS AND FOX VALLEY RETAIL PARK. THIS HOME OFFERS VERSATILE ACCOMMODATION AND TWO DOUBLE BEDROOMS IN THE FOLLOWING CONFIGURATION; To the ground floor, entrance hall, living room, dining room, downstairs W.C. and kitchen. To the first floor, there are two double bedrooms and a four piece family bathroom. Outside, there are gardens to both front and rear with a shared driveway and a detached garage to the rear. The EPC rating is TBC and the council tax band is A.



ENTRANCE

Entrance gained via uPVC and obscure glazed door into the entrance hall, with ceiling light and central heating radiator. Here we gain entrance to the living room.

LIVING ROOM

A front facing principal reception space with the main focal point being a coal effect gas fire set within surround. There is ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed bay window to the front. A timber and glazed door opens through to the dining room.

DINING ROOM

A versatile reception space with ceiling light, two central heating radiators, wood effect laminate flooring and two uPVC double glazed windows to the rear. There is a storage cupboard where we find the Ideal combination boiler and a further door provide access to the down stairs W.C and an archway leads through to the kitchen.

DOWNSTAIRS W.C.

With close coupled W.C. and an obscure uPVC double glazed window to the side of the home.

KITCHEN

With a range of wall and base units in a wood effect shaker style with contrasting laminate worktops and tile splashbacks. There are integrated appliances in the form of Zanussi oven with four burner gas hob and extractor fan over, integrated fridge freezer, plumbing for a washing machine and a one and a half bowl stainless steel sink with chrome mixer tap over. There is ceiling strip light, central heating radiator, continuation of the wood effect laminate flooring, a uPVC double glazed window to the rear and a uPVC and double glazed door giving access out.



FIRST FLOOR LANDING

From the entrance hall, stairs rise and turn to the first floor landing with wall light, uPVC double glazed window to the side and access to the loft via a hatch.

BEDROOM ONE

A front facing double bedroom with fitted wardrobes, dressing and over head storage. There is ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM TWO

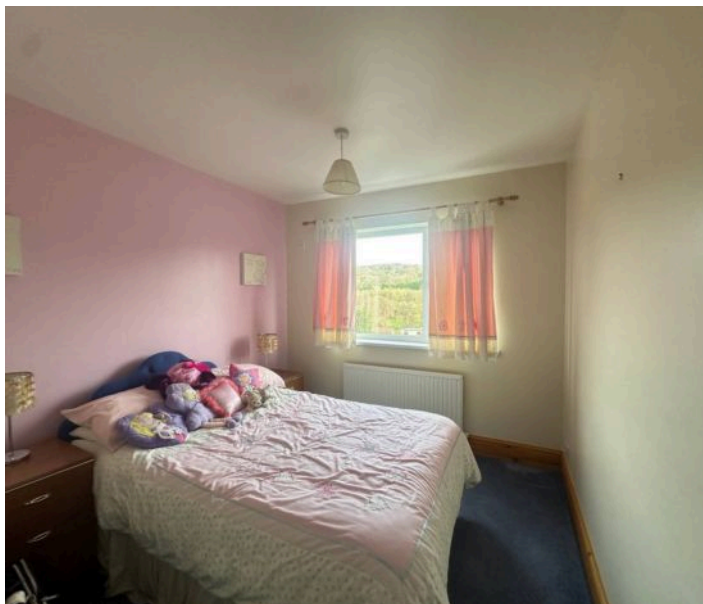
A further double bedroom with two ceiling lights, central heating radiator and uPVC double glazed window to the rear.

BATHROOM

Boasting a four piece white suite in the form of close coupled W.C., pedestal basin with antique style taps over, bath with antique style taps and a shower enclosure with mains fed mixer shower within. There is ceiling light, central heating radiator, part tiling to the walls and an obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, twin iron gates open onto a shared driveway which leads to the detached garage at the rear, this provides off street parking, storage and scope for further conversion given the necessary planning and consents. The garage has lighting, power and two uPVC double glazed windows. Also to the front of the home, there is a low maintenance lawned area with perimeter fencing and flower beds containing various plants, shrubs and trees. To the rear of the home, there is a flagged patio seating area with steps descending to the lower part of the garden where there is a further lawned space and hard standing for a greenhouse or shed. The rear garden is fully enclosed with perimeter fencing and hedging.





ADDITIONAL INFORMATION

The EPC Rating is TBC, 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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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

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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.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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