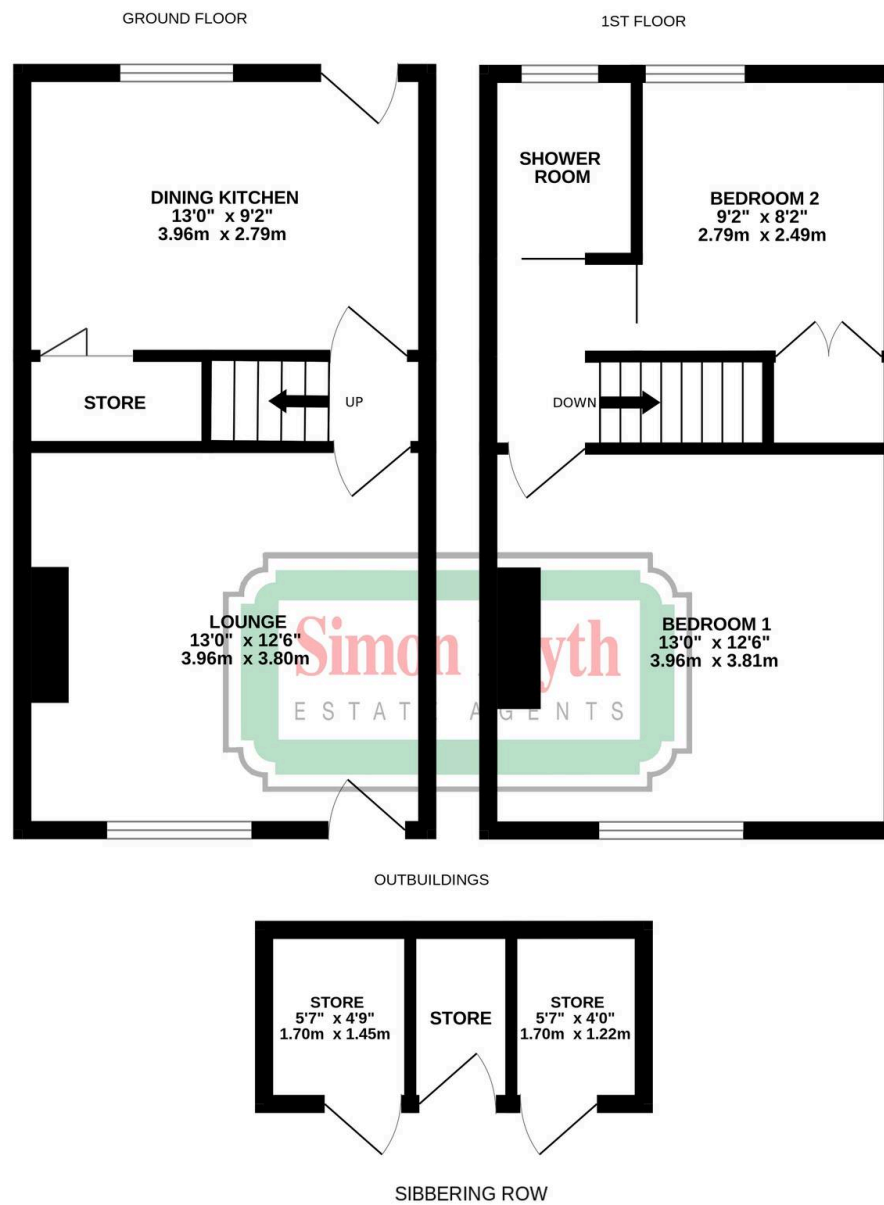




9 Sibbering Row, Deepcar
Sheffield

Offers in Region of **£150,000**



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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Sibbering Row

Deepcar, Sheffield

LOCATED IN THIS QUIET TUCKED AWAY POSITION AND ENJOYING ELEVATED VIEWS ACROSS THE VALLEY TO FRONT WE OFFER TO THE MARKET THIS WELL-PRESENTED TWO DOUBLE BEDROOM, STONE FRONTED TERRACED PROPERTY, SITUATED CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK, WITHIN EASE OF ACCESS OF STOCKSBRIDGE BYPASS, ACCESSING SHEFFIELD AND FURTHER AFIELD. THE ACCOMMODATION BRIEFLY COMPRISES; To ground floor, living room, breakfast kitchen, keeping cellar. To the first floor there are two double bedrooms and shower room. Outside, there is a low maintenance garden to front and rear and outbuilding. A lovely home in a fantastic position, viewing advised to fully appreciate the accommodation on offer in this quiet setting. The EPC rating is TBC and the council tax band is A.



ENTRANCE

Entrance gained via uPVC and obscure glazed door with matching panel over into living room.

LIVING ROOM

A well-proportioned principal reception space situated to the front of the home with uPVC double glazed window enjoying views across the valley towards Hunshef Bank. There are inset ceiling light's, part panelling to walls, solid wood flooring, antique style radiator, with the main focal point of the room being a gas fire sat within surround. Timber and glazed door leads through to inner hallway with central heating radiator and staircase rising to first floor.

BREAKFAST KITCHEN

Timber and glazed door then lead through to breakfast kitchen. With breakfast bar seating area, the kitchen itself has a range of wall and base units with wood effect laminate worktops, tiled splashbacks and tiled floor. There is an integrated electric oven, four burner gas hob with extractor fan over, plumbing for a washer machine and plumbing for a dishwasher, there is stainless steel sink with chrome mixer tap over, ceiling light, uPVC double glazed window to the rear and uPVC and obscure glazed door giving access to rear garden. The room is heated by central heating radiator and a folding door opens to keeping cellar.

FIRST FLOOR LANDING

Back from inner hallway, the staircase rises to first floor landing with wall light, access to loft via a hatch and here you gain entrance to the following rooms;



BEDROOM ONE

An excellently proportioned principal bedroom with ceiling light, part wood panelling, central heating radiator and uPVC double glazed window to front enjoying views.

BEDROOM TWO

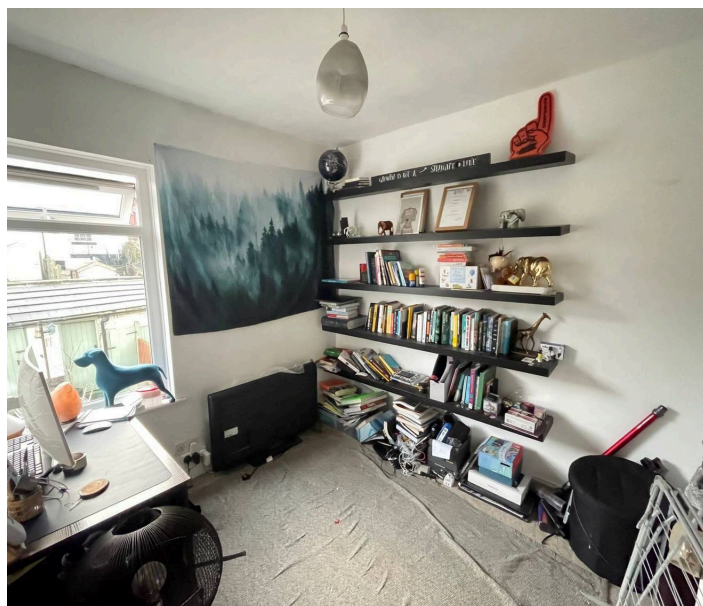
Currently used as an office, a further double bedroom with ceiling light, central heating radiator uPVC double glazed window to rear and wardrobe above the stairs.

SHOWER ROOM

Sliding door opens to the shower room comprising of three-piece white suite in the form of close coupled WC, pedestal basin with chrome taps over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, part tiling to walls, chrome towel rail/radiator and obscure uPVC double glazed window to rear.

OUTSIDE

The home is situated well back from the road and accessed via a flagged path. Immediately in front of the home is a low maintenance gravelled space and on the other side of the path is a planting area. To the rear is a landscaped and low maintenance garden fully enclosed with perimeter fencing, pleasant seating space and has access to outbuilding. Gate gives pedestrian access out the back to access road.





ADDITIONAL INFORMATION

The EPC rating is TBC and the council tax band is A. 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



Simon Blyth Estate Agents

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

0114 3216590

sheffield@simonblyth.co.uk

www.simonblyth.co.uk/

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