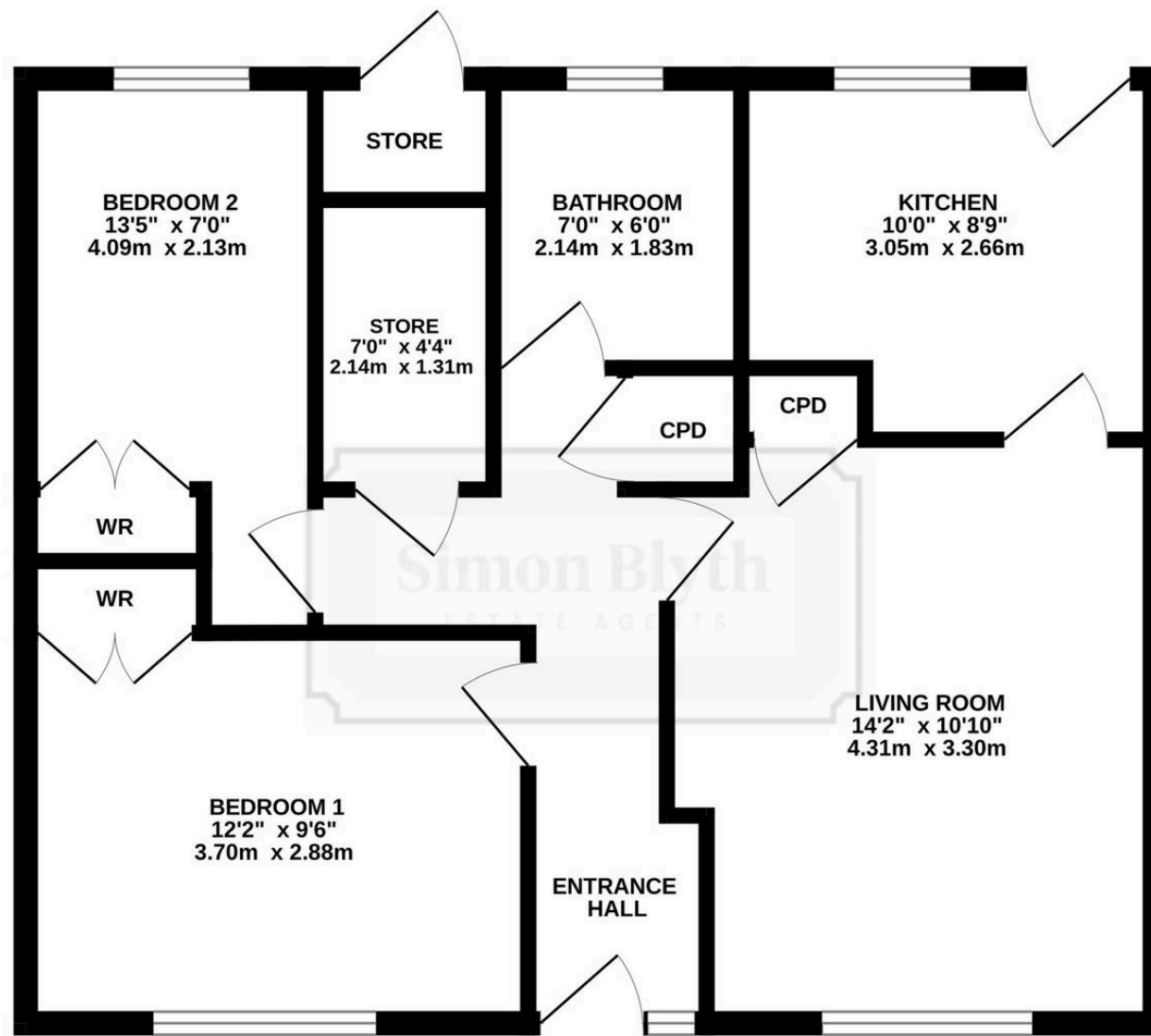




Horner Close, Stocksbridge
Sheffield

Offers in Region of **£135,000**



HORNER CLOSE

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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Horner Close

Stocksbridge, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS TWO-BEDROOM SEMI-DETACHED BUNGALOW LOCATED IN THIS QUIET CUL-DE-SAC POSITION YET WITHIN EASY ACCESS TO

STOCKSBRIDGES MANY **amenities** INCLUDING HIGHSTREET AND FOX VALLEY RETAIL PARK. Single story accommodation is as followed. Entrance hallway. Living room, kitchen, store, two bedrooms and bathroom, outside there are gardens to front and rear. Properties of this type are rare to the market, and we advise booking an early viewing to avoid disappointment.

Council Tax band: A Tenure: Freehold



ENTRANCE

Entrance gained via uPVC and obscure glazed door with matching glazed side panel into entrance hallway. With ceiling light, central heating radiator and access to the loft via a hatch, there is also entrance to the airing cupboard housing the combination boiler. Here we gain entrance to the following.

STORE

A very well-proportioned store area could alternatively be used as a home office if so desired.

LIVING ROOM

Well-proportioned and front facing reception space with ceiling light, coving to the ceiling, central heating radiator, uPVC double glazed window to front and a door opens to useful cupboard.

KITCHEN

From living room, a door leads through to kitchen. Having a range of wall and base units, laminate worktops and part tiling to walls, there's space for appliances, and a stainless-steel sink with chrome tap over. There is ceiling strip light, central heating radiator, uPVC double glazed window to rear and uPVC and obscure glazed door giving access out.



BEDROOM ONE

Front facing double bedroom with ceiling light, central heating radiator, uPVC double glazed window to front and built in wardrobe.

BEDROOM TWO

With built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to rear.

BATHROOM

Comprising of a three-piece white suite in the form of low-level W.C, pedestal basin with chrome taps over and bath with chrome tap with Triton electric shower over. There is ceiling light, extractor fan, part tiling to walls, central heating radiator and obscure uPVC double glazed window to rear.

OUTSIDE

To the front of the home are two lawned garden areas with flower beds containing shrubs with central steps giving access to the front of the home and a path continues to rear garden. Immediately behind the home is a flagged patio area beyond which banking has planting space leading to lawned area and perimeter hedging.





ADDITIONAL INFORMATION

The EPC Rating is D-68, 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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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

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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



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