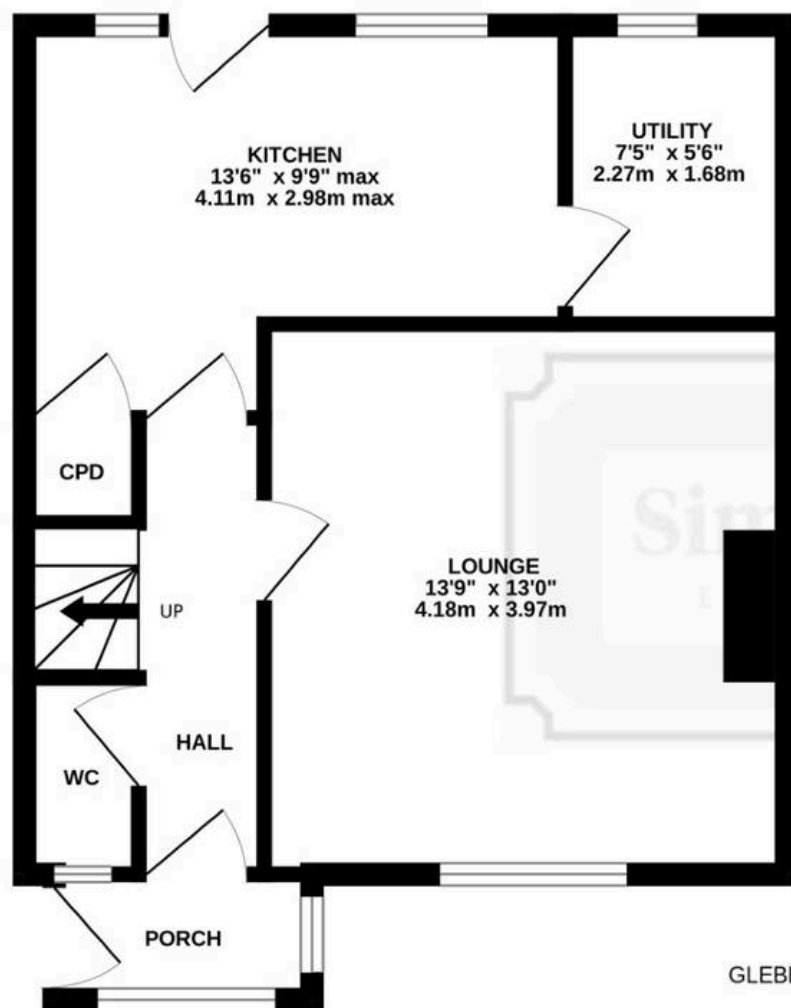




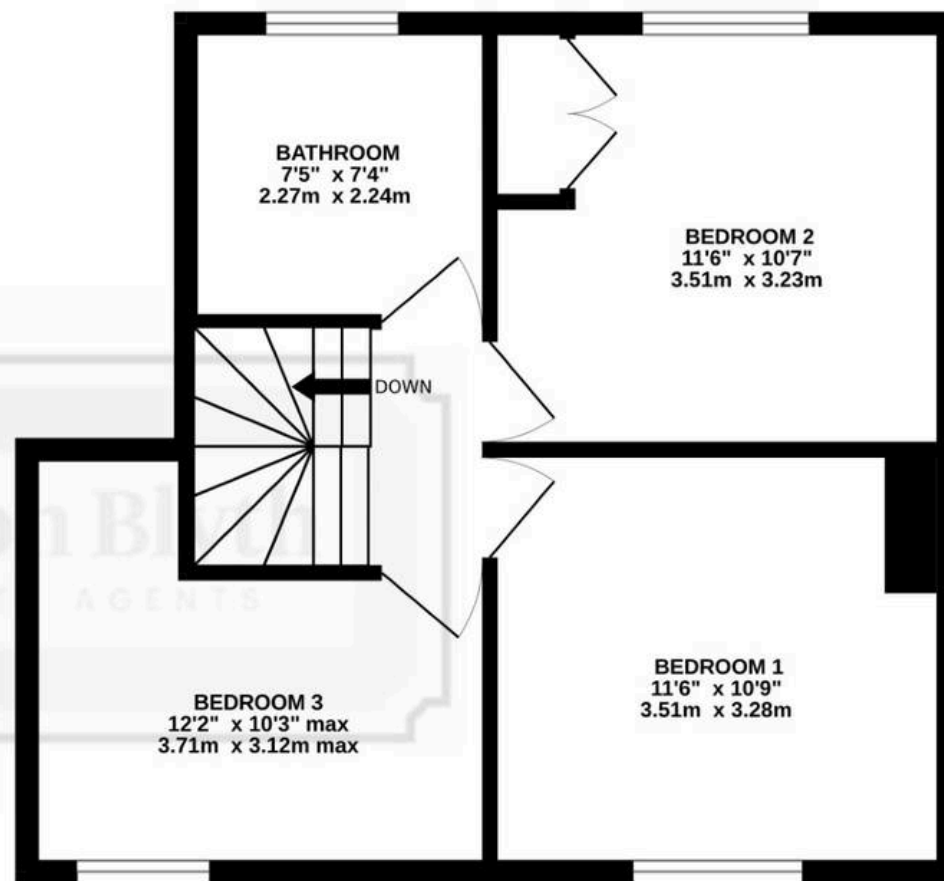
Glebelands Road, Stocksbridge
Sheffield

Offers in Region of **£190,000** – Freehold

GROUND FLOOR



1ST FLOOR



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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Glebelands Road

Stocksbridge, Sheffield

A VERY WELL PROPORTIONED, THREE BEDROOM FAMILY HOME WITH DOUBLE DRIVEWAY TO FRONT AND WELL SIZED GARDEN TO REAR, LOCATED IN THIS CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES, INCLUDING FOX VALLEY RETAIL PARK. The accommodation is over two stories and it is configured as follows: To first floor, entrance porch, entrance hallway, downstairs W.C, lounge, breakfast kitchen and utility. To first floor, there are three bedrooms and family bathroom. Externally there is a double driveway to front, enclosed garden to rear with summer house included which it could make an ideal office, playroom or home gym. Council Tax band: A Tenure: Freehold



ENTRANCE PORCH

Entrance gained via uPVC door into entrance porch with uPVC double glazing to two sides and timber with obscured glazed door opening into entrance hallway.

ENTRANCE HALLWAY

With ceiling light, central heating radiator and staircase rising to first floor. Door gives access to downstairs W.C.

DOWNSTAIRS W.C

Comprising a two piece white suite in the form close coupled W.C, wall mounted basin with chrome mixer tap over. There is ceiling light, tiled floor, timber single glazed obscured window through to entrance porch.

LOUNGE

A well proportioned principal reception space positioned to the front of the home with ceiling light, central heating radiator and uPVC double glazed window to front. The current vendor uses this as a lounge and a dining space with table and chairs.

BREAKFAST KITCHEN

With a breakfast bar seating area, the kitchen has a range of wall and base units in a dark gray slab with contrasting wood effect laminate worktops and tiled floor. Integrated appliances in the form of Hotpoint electric oven and grill, Smeg induction hob with extractor fan over, plumbing for a dishwasher and space for a fridge-freezer and composite one and a half sink with mixer tap over. The room has inset ceiling light over the kitchen space and three pendant lights over the breakfast bar and natural light is provided via two separate uPVC double glazed windows to rear. Access to rear garden is via composite door and there is access to under the stairs storage cupboard. A door gives access to the utility room.



UTILITY ROOM

With wall and base units and laminate worktops. There is plumbing for a washing machine, ceiling strip-light, central heating radiator and uPVC double glazed window to rear. Here we also find the modern Ideal Logic combination boiler.

FIRST FLOOR LANDING

Front entrance hallway, staircase rises to first floor landing, with ceiling light, access to loft via a hatch and here we gain entrance to the following rooms:

BEDROOM ONE

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

BEDROOM TWO

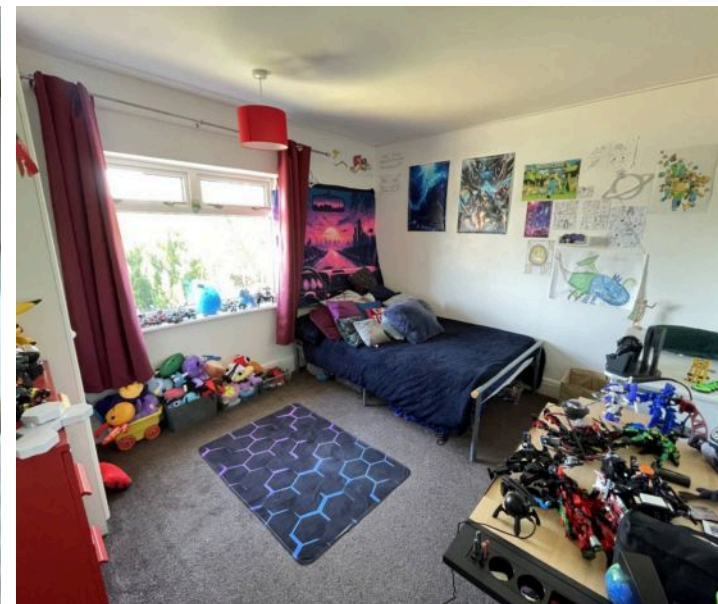
Further double bedroom with ceiling light, built-in wardrobes, central heating radiator and uPVC double glazed window overlooking the rear gardens, allotment and sport fields beyond.

BEDROOM THREE

A well sized third bedroom with ceiling light, central heating radiator and uPVC double glazed window to front.

BATHROOM

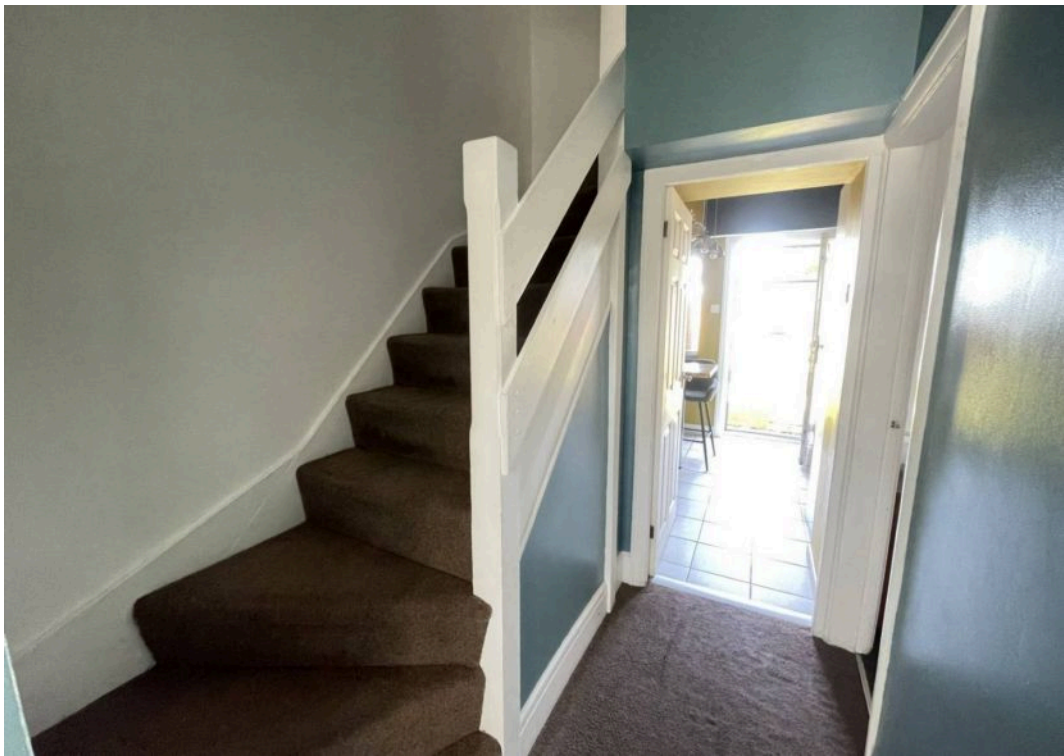
Comprising a three piece modern white suite in the form of, close coupled W.C, pedestal basin with chrome mixer tap over and bath with chrome mixer tap over with shower attachment. There is ceiling light, part tiled to walls, central heating radiator and obscured uPVC double glazed window to rear.





OUTSIDE

To the front of the home, there is a concrete double driveway providing off-street parking for two vehicles. A path leads through to the ginnel via timber gates that opens to rear garden. To the rear, there is a well proportioned and enclosed garden with perimeter fencing and predominantly lawend with a path and flagged patio with a seating area and hard-standing for shed. To the bottom of the garden there is an impressive summer house completed with power and sliding uPVC double glazed door to front. This could offer a multitude of usages and currently used as a cinema/play room or it may as well make an ideal work from home office or gym.



ADDITIONAL INFORMATION

The EPC Rating is C-70, 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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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.

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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