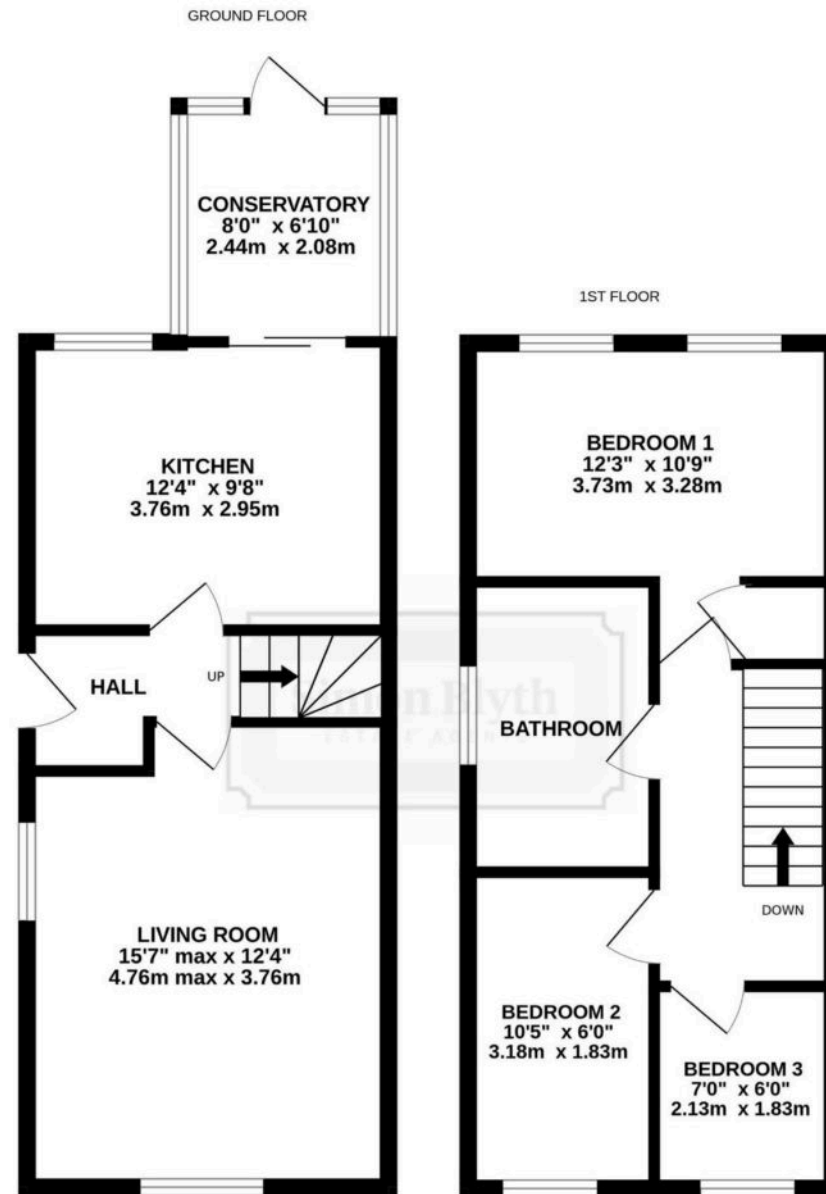




Paterson Close, Stocksbridge
Sheffield

Offers Over **£169,995**



PATERSON 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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Paterson Close

Stocksbridge, Sheffield

Located on this no through road, we offer to the market, this extended three-bedroom semi-detached home with gardens to the front and rear, off street parking and modern recently fitted bathroom. To ground floor: Entrance Hall, fitted kitchen, conservatory and lounge. To the first floor there are three bedrooms and modern family bathroom. Externally, there is a lawn garden to front and rear and flagged driveway. Situated close to Stocksbridge's local amenities, including Fox Valley Retail Park, while also being well positioned for the daily commute and access to local scenery, including under Bank Reservoir. The home should be viewed to be fully appreciated and of brochure. Council Tax band: B Tenure: Freehold



ENTRANCE

Entrance gained by a door to the side of the home into entrance hallway. Here we get access to the following rooms.

KITCHEN

A fitted kitchen with range of wall and base units in a wood effect shaker style with laminate worktops and tiled splashbacks. There is space for a range cooker with chimney style extractor fan over, plumbing for washing machine and stainless-steel sink with chrome mixer tap over, inset ceiling lights and uPVC double glaze window. There's also a space for an American style fridge freezer.

CONSERVATORY

Sliding door opens through to the Conservatory, an addition to the home offering a versatile reception space which is currently being used as a dining space and uPVC double glazing, central heating radiator, tiled floor and uPVC and double-glazed door giving access out.

LIVING ROOM

Front facing reception room with ceiling light, coving to the ceiling, electric fire sat within surround uPVC, double glaze window and central heating radiator.



FIRST FLOOR LANDING

From entrance hallway staircase rises to first floor landing, where we get access to the following rooms.

BEDROOM ONE

Double bedroom with two separate uPVC double glaze windows. Ceiling light, coving to the ceiling and central heating radiator.

BEDROOM TWO

With the ceiling light, coving to the ceiling and central heating radiator.

BEDROOM THREE

Currently used as a study, there is ceiling light, central heating radiator and uPVC double glazed window.

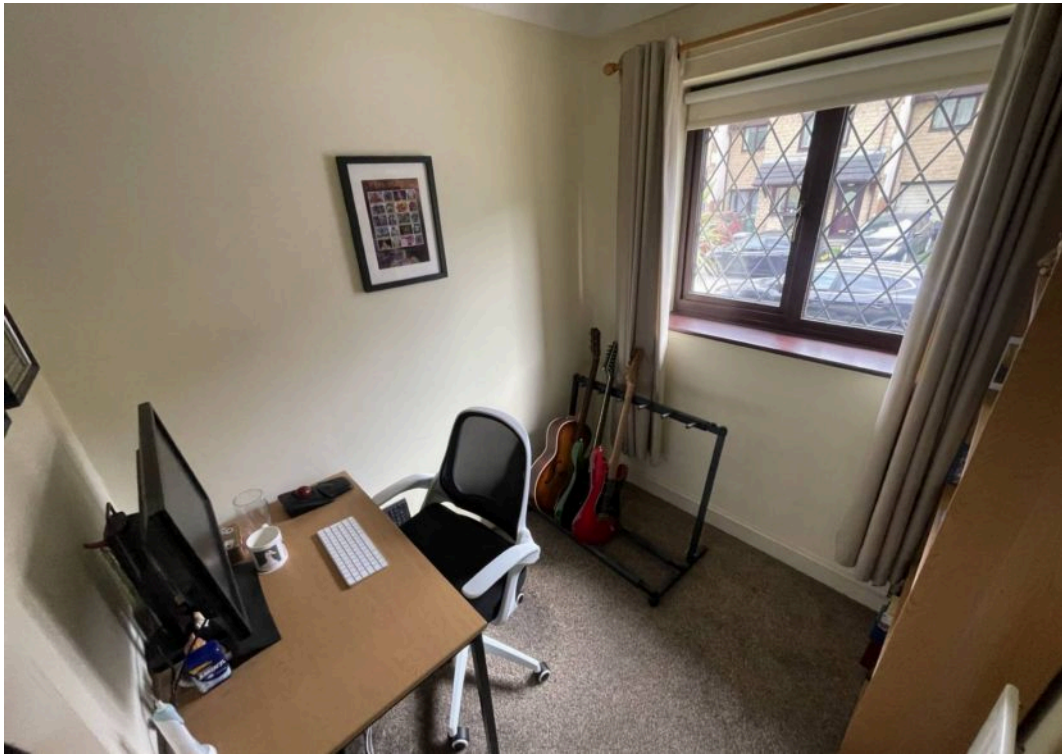
BATHROOM

A modern recently fitted contemporary bathroom boasting a three-piece modern white suite in the form of close coupled WC and basin sat within vanity unit with chrome, mixer tap over. There is also a bath with chrome mixer tap, mains fed chrome shower over, glazed shower screen, full tiling to walls, wood effect flooring, black towel rail/radiator, and uPVC obscure glazed window.

OUTSIDE

Outside to the front of the home, there is a long garden space, with flagged driveway providing off street parking. In turn leads to wooden gate opening to rear garden to the side of the home. There is space for a shed and then it leads to rear garden with flag patio seating area and the lawn space with perimeter fencing.





ADDITIONAL INFORMATION

The EPC Rating is D-64, 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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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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