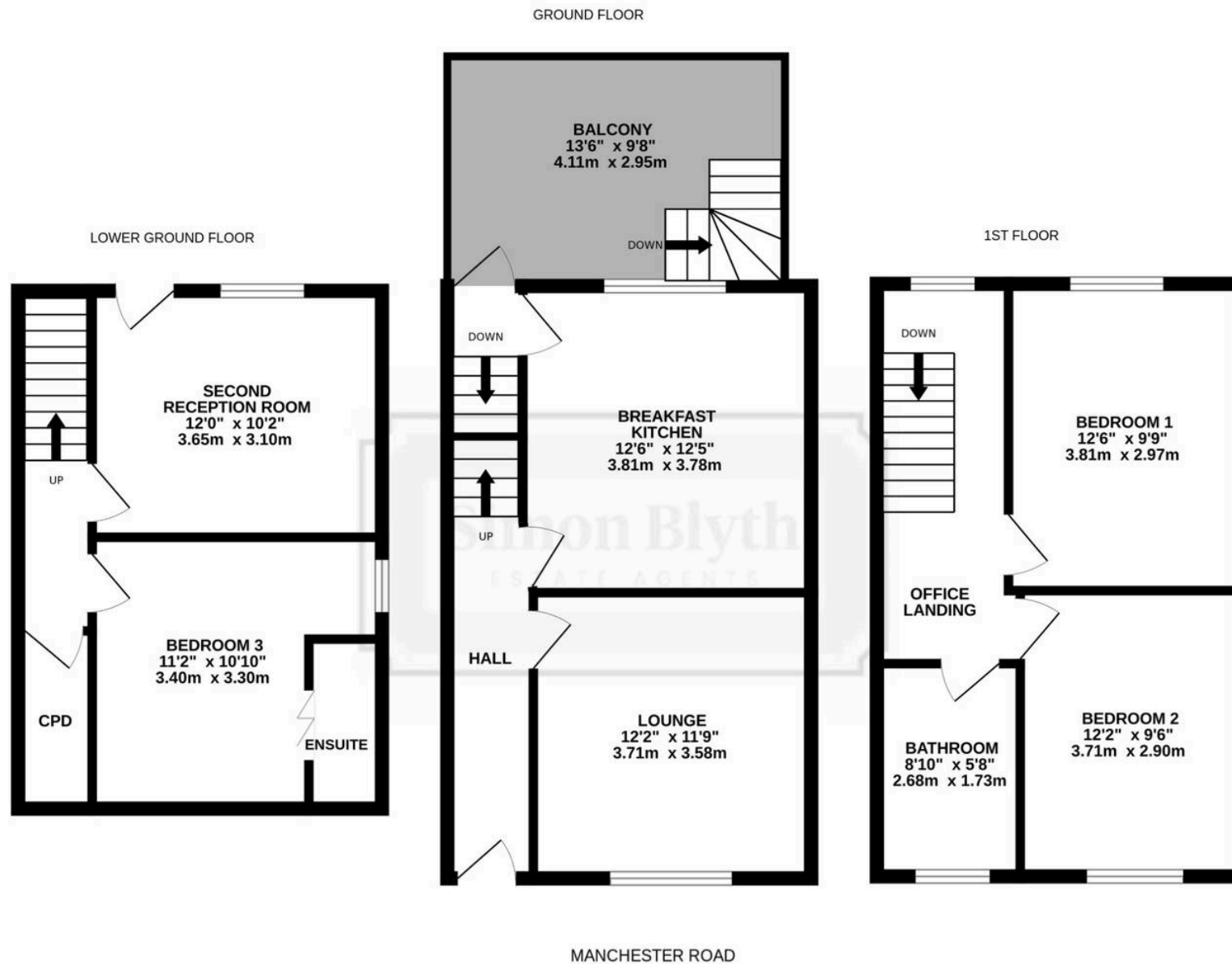




Manchester Road, Deepcar
Sheffield

In Excess of **£295,000** – Freehold



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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Manchester Road

Deepcar, Sheffield

OFFERED WITH NO ONWARD CHAIN IS THIS SPACIOUS, THREE STOREY FAMILY HOME, WITH VERSATILE ACCOMMODATION. SITUATED IN THE POPULAR VILLAGE OF DEEPCAR, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND THE FOX VALLEY RETAIL PARK, AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. OCCUPYING A GENEROUS PLOT WITH OFF STREET PARKING IN A COURTYARD SETTING AND ENCLOSED LAWN GARDEN WITH FABULOUS WOODLAND OUTLOOK TO THE REAR. The property accommodation briefly comprises of entrance hall, lounge, dining kitchen and sheltered balcony to the ground floor. To the lower ground floor is a versatile space with double bedroom with ensuite facilities and second reception room, this could be utilised as self-contained accommodation. To the first floor there are two spacious double bedrooms and the house bathroom. Externally there is a low maintenance garden to the front, off street parking in a shared courtyard setting to the rear and an enclosed generous garden. Council Tax band: A Tenure: Freehold



ENTRANCE HALL

Enter into the property through the front door into the entrance hall, there is a ceiling light point, radiator and doors provide access to the lounge and dining-kitchen.

LOUNGE

The lounge is a generous proportioned reception room that enjoys a great deal of natural light with a bank of double glazed windows to the front elevation. There is a decorative ceiling rose with light point, period deep skirting boards and the focal point of the room is the inset fireplace with brick inset and cast iron stove set upon a raised hearth.

Additionally there is display shelving inset into the alcove and a radiator.

DINING KITCHEN

The dining-kitchen is light and airy with dual aspect windows to the rear and side elevations, the window to the rear elevation providing fabulous views across the balcony and of the woodland outlook. There is beautiful oak flooring, inset spotlighting to the ceilings, a central ceiling light point and pulley maid/creel. The kitchen benefits from high quality fitted wall and base units with handleless cupboard fronts and complimentary quartz worksurfaces over with matching upstand which incorporate a one and half bowl composite sink and drainer unit with brushed chrome mixer tap. The kitchen is well equipped with fitted appliances which includes Neff slide and hide, shoulder-level, fan assisted oven, Neff microwave combination oven with warming drawer, a matching Neff induction hob with integrated cooker hood over, integrated Neff Fridge and Freezer. There is a door enclosing a vestibule with external door leading to the balcony and staircase descending to the lower ground floor.

BALCONY

As the photography suggests the balcony enjoys pleasant panoramic views across the rear garden and of the tree lined outlook, ideal for alfresco dining there is also a useful staircase which descends to the courtyard setting and provides access to the main rear garden.



SECOND RECEPTION ROOM

A useful and versatile room which could be home office, formal dining room or play room, should the requirement be for self-contained accommodation this would make a great open-plan living/kitchen room. With vertical column radiator, ceiling light point and a double glazed window and door to the rear elevation providing access to the rear courtyard. There are fitted floor to ceiling storage cupboards and display shelving with cupboards beneath at either side of the chimney breast.

BEDROOM ONE

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture, with a bank of windows to the front elevation, ceiling light point, radiator and high quality flooring.

BEDROOM TWO

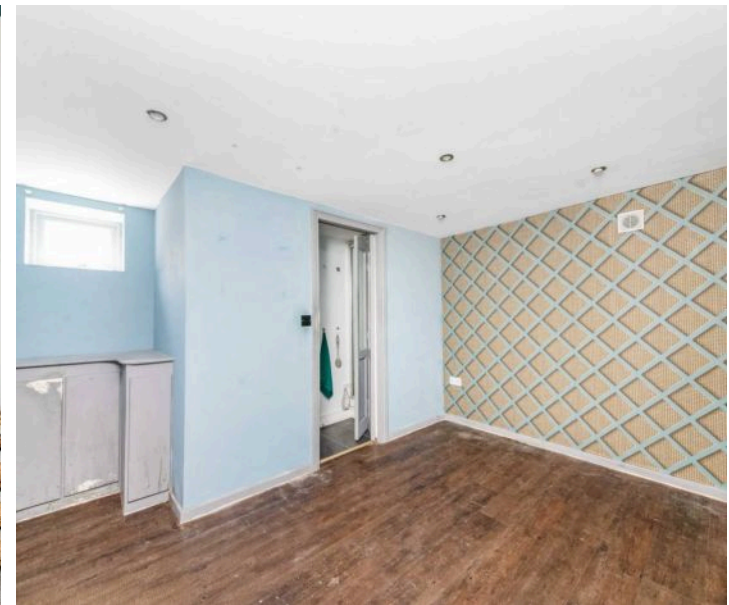
Bedroom two again is a double bedroom with ample space for freestanding furniture, with a double glazed window to the rear elevation taking full advantage of pleasant views, a ceiling light point and radiator.

BEDROOM THREE

Bedroom three is a spacious double bedroom with ample space for freestanding furniture, there is a double glazed window to the side elevation, inset spotlighting to the ceilings and a radiator with concertina door leading to the ensuite shower room.

EN-SUITE SHOWER ROOM

The ensuite shower room features a white three piece suite comprising of a step-in shower with tiled surround and glazed door, wall hung wash hand basin and a low level WC with push button flush.



HOUSE BATHROOM

The house bathroom features a modern contemporary three-piece suite panel bath with thermostatic shower over and glazed shower guard, a low level WC and a pedestal wash handbasin. There are tiled walls, an extractor fan, ceiling light point, double glazed window with obscure glass to the rear elevation and a column radiator with chrome towel rail.

OUTSIDE

Externally to the front of the property there is a low maintenance enclosed garden with flagged patio and part wall and part railing boundaries. A shared driveway proceeds down the side of the property to an electric gate which encloses the courtyard setting providing off street parking for the subject property and neighbouring property. There is an external staircase leading to the balcony which also provides shelter for the patio area beneath. The rear garden is accessed via a gate from the courtyard and is particularly spacious with various tiered areas with mature flower and shrub beds a hard standing for a chicken coop and potting shed and with a lawn area to the lower tier.





ADDITIONAL INFORMATION

We are informed by the vendor that the EPC Rating is D-58, the council tax band is A, and 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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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 TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



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