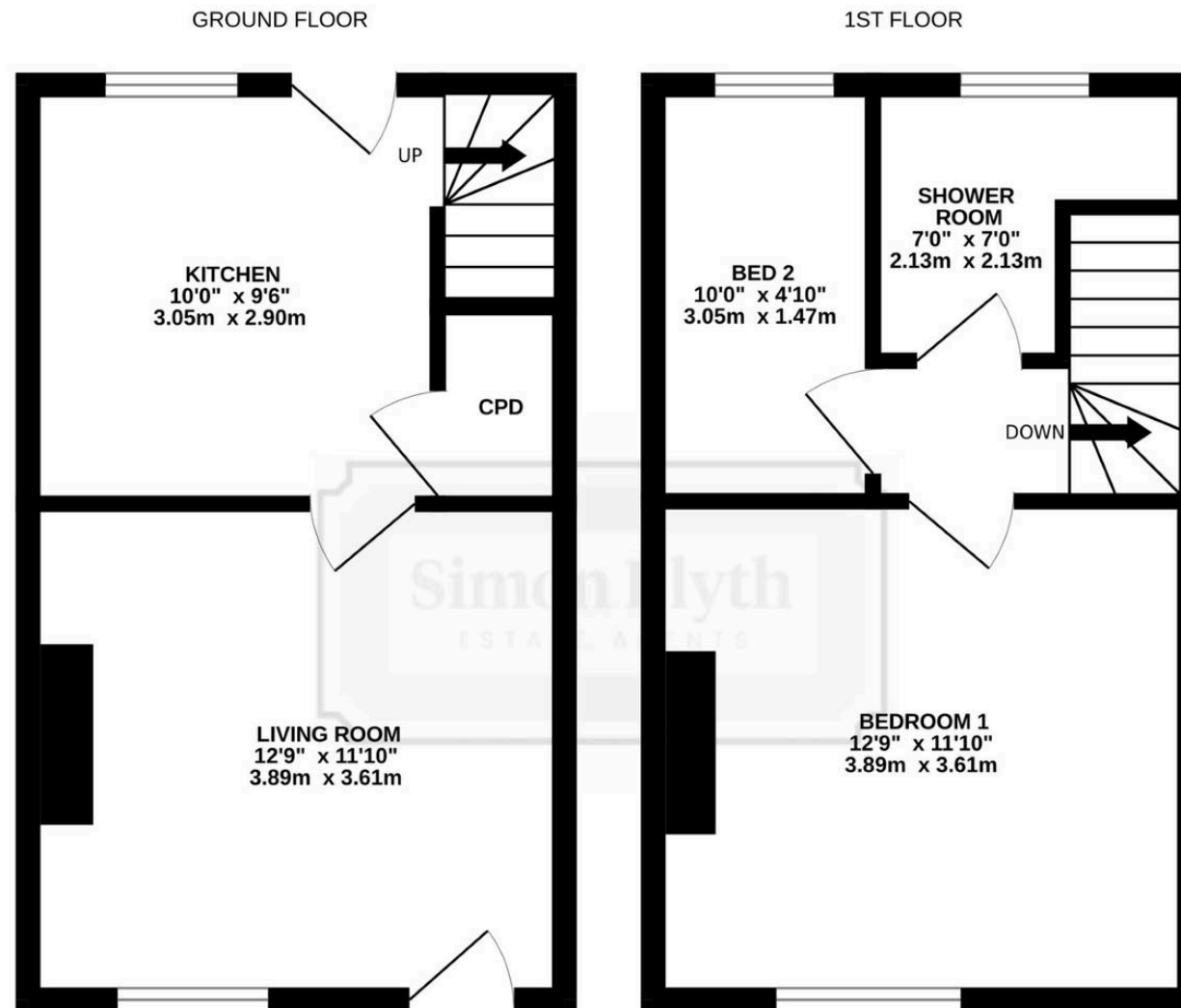




Victoria Road, Stocksbridge
Sheffield

Offer Over £105,000- 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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Victoria Road

Stocksbridge, Sheffield

THIS IS TWO BEDROOM END OF TERRACE PROPERTY WITH GOOD SIZE RECEPTION ROOM, GOOD SIZE KITCHEN, MODERN SHOWER ROOM AND WOULD BE IDEAL FOR A FIRST-TIME BUYER TO MAKE IT THEIR OWN OR FOR A BUY-TO-LET INVESTOR AS A GOOD RENTAL VEHICLE. The property requires some light modernisation works throughout and has a good size rear garden that is family friendly as well as the property being in a quiet location only a short distance from the amenities of Fox Valley Retail Park. Tenure: Freehold. Council Tax Band: A. EPC: D -61



LIVING ROOM

This is a spacious living room to the front of the property with great natural light.

KITCHEN

A spacious kitchen to the rear of the ground floor with enough for a dining table and two chairs.



PRIMARY BEDROOM

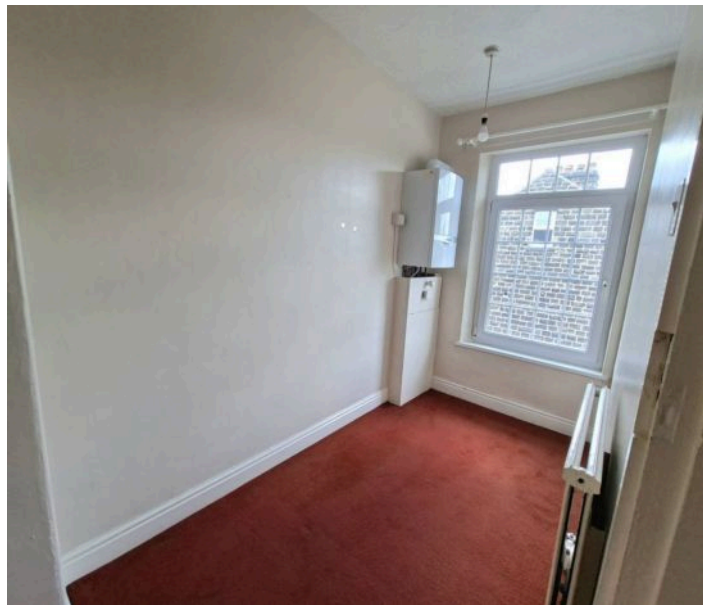
This is the main bedroom of the two and has a built-in walk-in wardrobe area.

SECOND BEDROOM

This is second single bedroom ideal as a nursery, guest room or even a home office.

SHOWER ROOM

This is a well presented and well laid out shower room with modern fittings and built-in shower in the recess.





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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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

MAILING LIST

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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 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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