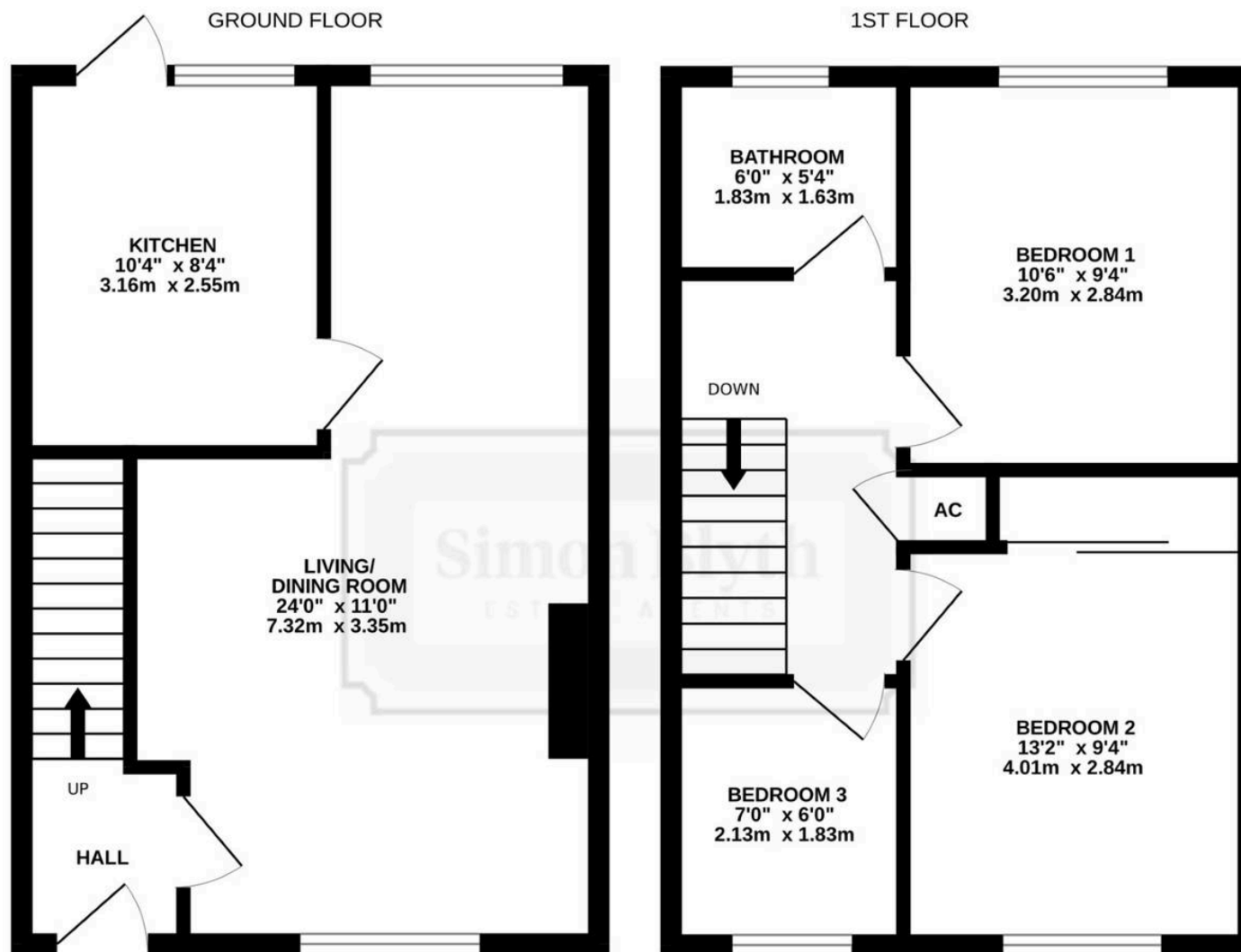




**Townend Lane, Deepcar**  
Sheffield

Offers in Region of **£225,000**





TOWNEND LANE

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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## Townend Lane

Deepcar, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THIS VERY WELL-PRESENTED THREE BEDROOM SEMI-DETACHED HOME, LOCATED IN A HIGHLY REGARDED RESIDENTIAL ADDRESS, CLOSE TO BEAUTIFUL COUNTRYSIDE AND EASY REACH TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK, ACCOMMODATION IS OVER TWO STOREYS AS FOLLOWS: To ground floor, entrance hall, open plan living dining room, fitted kitchen with integrated appliances. To first floor, there are three bedrooms and modern shower room. Outside, there are gardens to front and rear including elevated decking area to rear and driveway providing off street parking for two vehicles. Properties of this type are in such high demand, so an early viewing is recommended, please call to arrange at your earliest convenience.





### ENTRANCE

Entrance gained via composite and obscure glaze door with matching side glaze panel, into entrance hallway with ceiling light, central heating radiator and staircase rising to first floor.

### LIVING ROOM

Door opens through to living room. Front facing reception space, with ceiling light central heating radiator and uPVC double glazed window to front. The main focal point being an ornate fire surround and there is space for an electric fire. This then leads through to dining area with room for table and chairs, there is ceiling light, central heating radiator and uPVC double glaze window to rear, with views across the valley. Door opens through to kitchen.

### KITCHEN

A fitted kitchen with a range of wall and base units, with laminate worktop, part tiled splashbacks and tiled floor. There is an integrated Neff electric oven and grill, integrated microwave, four burners and gas hob with chimney style extractor fan over, under counter fridge, under counter freezer and integrated washing machine. There is also one and a half bowl composite sink with chrome mixer tap over. There are ceiling lights, further under cupboard light fitting, central heating radiator and cupboard area underneath the stairs which houses the boiler. Natural light to the room is gained via uPVC double glazed window to rear and uPVC and obscure glazed door gives access to rear decking. Back from entrance hallway staircase rises to first floor.





### FIRST FLOOR LANDING

A spacious landing with ceiling light, balustrade and uPVC double glazed window to side, access to airing cupboard, entrance to loft via a hatch, here you gain entrance to the following rooms

### BEDROOM ONE

Rear facing double bedroom with ceiling lights, central heating, radiator, uPVC double glazed windows to rear, enjoying views.

### BEDROOM TWO

Further double bedroom with built in wardrobes, ceiling light, central heating radiator, uPVC double glazed windows to front.

### BEDROOM THREE

Currently used as a home office, with ceiling light, central heating radiator and uPVC double glazed windows to front.

### SHOWER ROOM

A modern shower room comprising a three-piece modern white suite in the form of close coupled W.C, pedestal base with chrome taps over, shower enclosure with main fed mixer shower within. There are inset ceiling lights, extractor fan, full tiling to walls chrome towel rail/radiator, obscure uPVC double glaze window to rear.





## OUTSIDE

To the front of the home, there is a lawn garden area with perimeter gravel beds, and dwarf brick wall. There is a block paved driveway providing off street parking for two vehicles which continues to the side of the home. Timber gates then open onto hard standing with space for a shed. If gate was removed and sheds were taken down, this would create an additional off street parking space for a hard standing caravan or similar. To the rear of the home, immediately behind the property, and accessed via doors from kitchen, there is a raised decked seating area with balustrade and steps then descending to the garden which is predominantly lawned with perimeter fencing, gravelled path and hedging.









## ADDITIONAL INFORMATION

The EPC rating is D-63 and the council tax band is B. We are informed by the vendor that the property is Leasehold.

### 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

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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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