

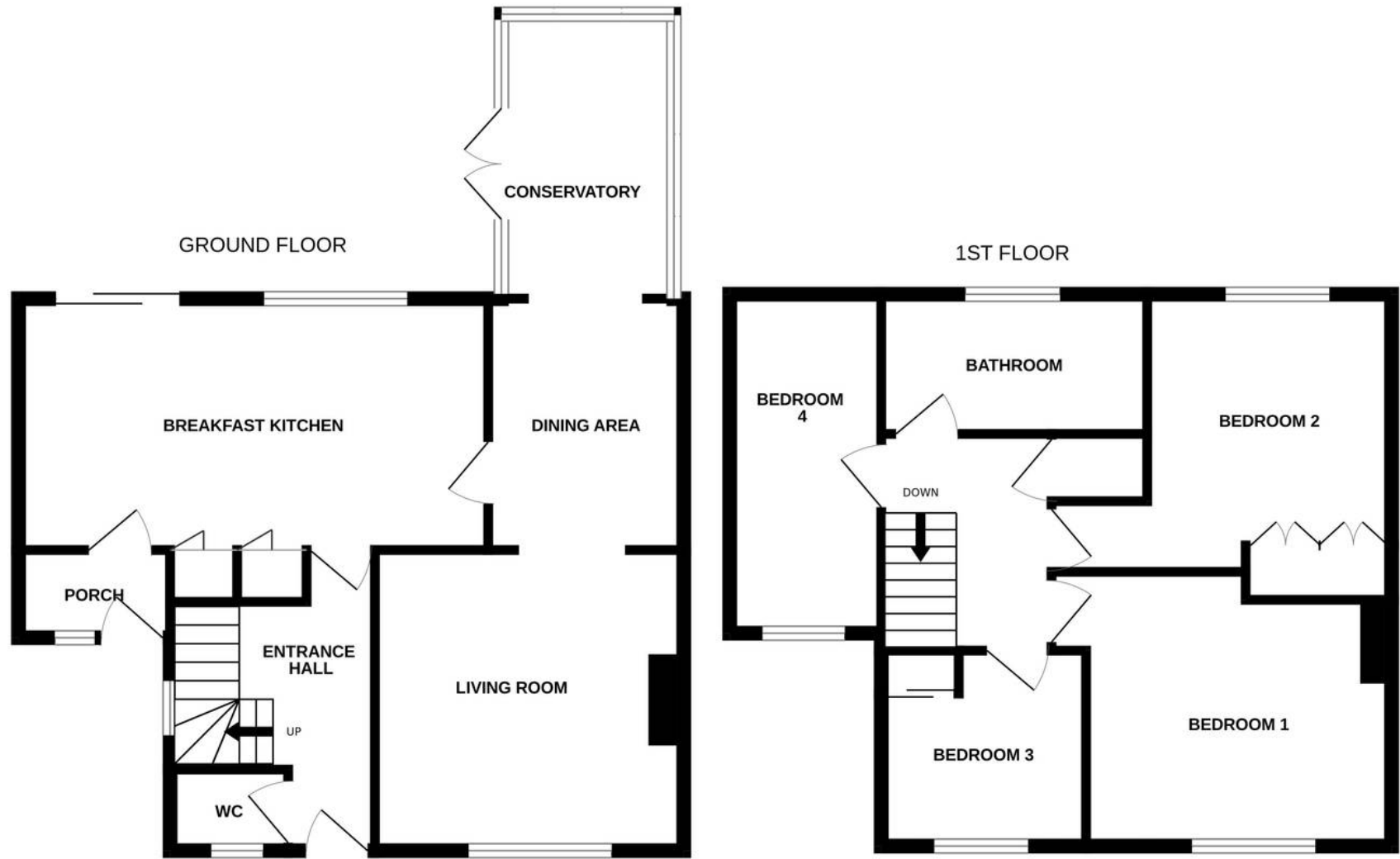
Simon Blyth
ESTATE AGENTS



Middlecliffe Drive, Crow Edge

Sheffield

Offers in Region of **£229,950**



MIDDLECLIFFE DRIVE

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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Middlecliffe Drive

Crow Edge, Sheffield

A BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED PROPERTY OFFERING A WEALTH OF ACCOMODATION LOCATED IN THIS SEMI RURAL VILLAGE, WITHIN AN EASE OF ACCESS TO THE BEAUTIFUL COUNTRYSIDE YET CONVENIENTLY LOCATED FOR THE DAILY COMMUTE ACCESSING SHEFFIELD, MANCHESTER, LEEDS AND BEYOND. The home offers spacious and versatile accommodation in a two story configuration as follows: To the ground floor, entrance hall, downstairs w.c., living room, dining area, conservatory, breakfast kitchen, porch, to the first floor there are four bedrooms and a three piece family bathroom. Outside there is a driveway offering off street parking and an enclosed garden area to the rear and a shed. We recommend a viewing to fully appreciate this lovely, family home in this quiet commutable location.

- WELL PRESENTED SEMI DETACHED PROPERTY
- FOUR BEDROOMS
- BEAUTIFUL FAMILY HOME
- SEMI RURAL LOCATION
- EASY ACCES TO MANCHESTER, SHEFFIELD, LEEDS

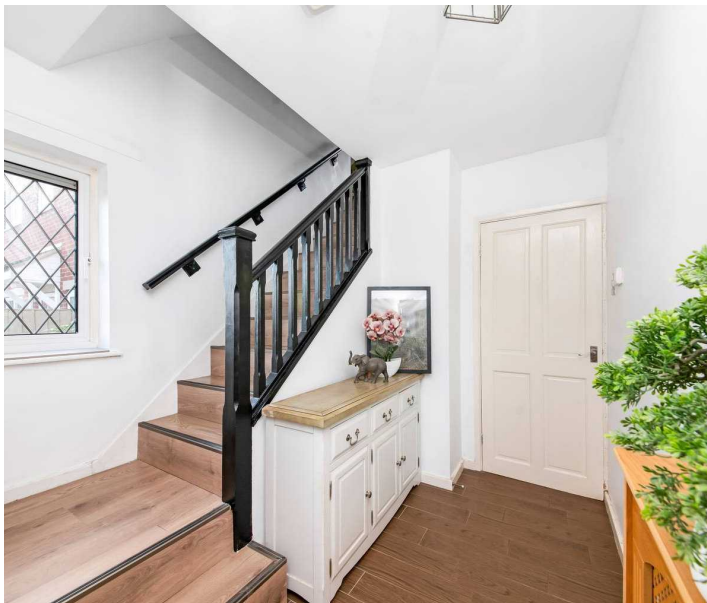


ENTRANCE HALL

Entrance gained via composite and decoratively glazed door into entrance hallway, there is ceiling light, central heating radiator, staircase rising to first floor and access to the downstairs w.c.

DOWNSTAIRS WC

Comprising a low flush w.c., basin with chrome mixer tap over and uPVC double glazed window to the front.



LIVING ROOM

Front facing reception space with the main focal point being a modern electric fire. There is a media wall connecting electronic appliances, ceiling light, central heating radiator and uPVC double glazed window to the front. A door gives access out to front garden.

DINING AREA

A versatile reception space, currently being used as a sitting room. There is ceiling light, central heating radiator and here we gain access to the conservatory.

CONSERVATORY

Further reception space with double glazing to three sides and twin French doors giving access out to the rear garden.





BREAKFAST KITCHEN

Accessed from entrance hall and living area we find a spacious kitchen with a range of fitted wall and base units, with solid wood worktops. There are integrated appliances in the form of free standing double electric oven, five burner gas hob, space for free standing American style fridge freezer, inset sink with chrome mixer tap over, space for washing machine, dryer and dishwasher. In addition there is central heating radiator, uPVC double glazed window to the rear and sliding doors leading out to the rear garden.

PORCH

A spacious porch with uPVC double glazed window to the front and uPVC double glazed door to the front.



FIRST FLOOR LANDING

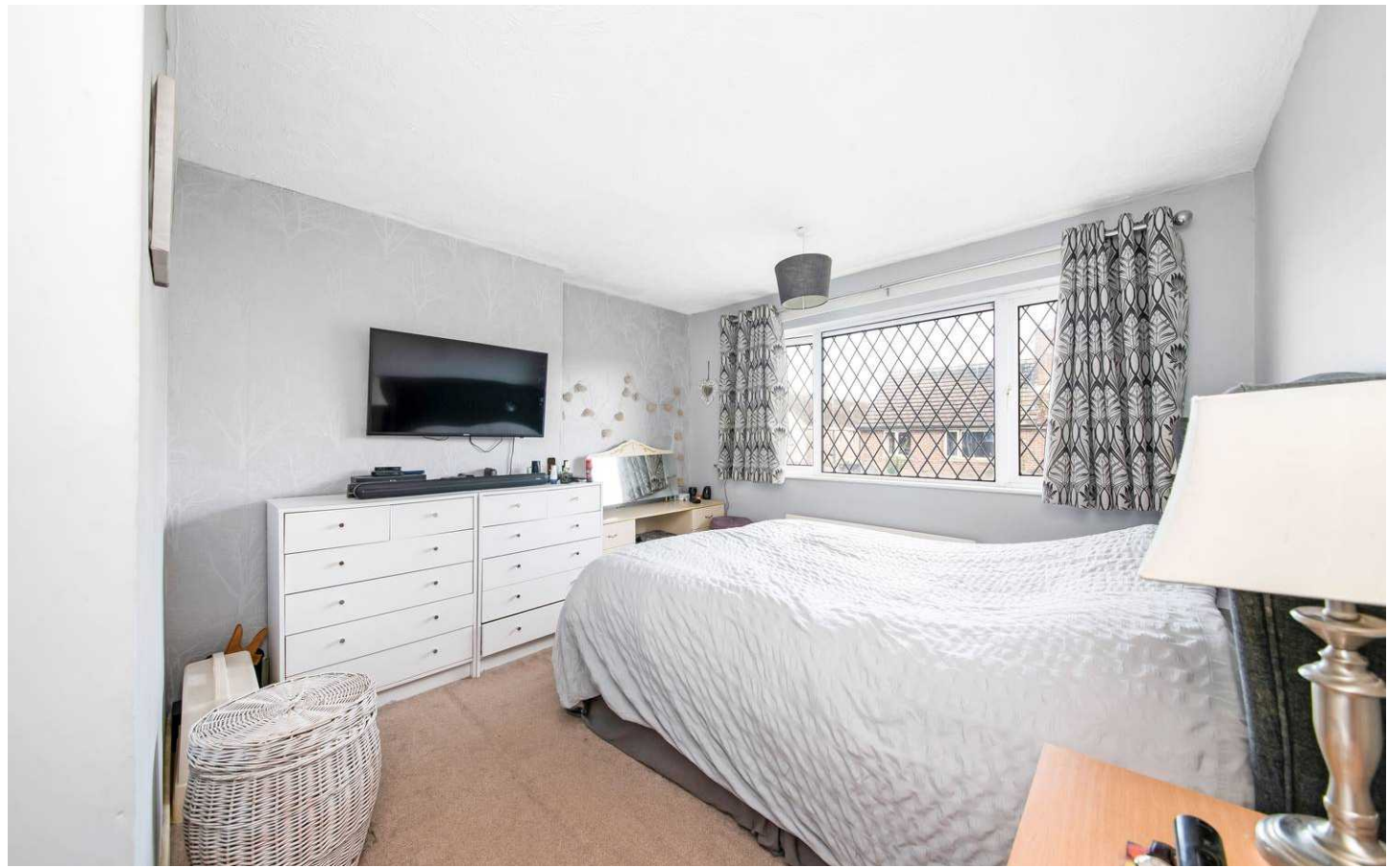
From entrance hallway, staircase rises and turns to first floor landing with ceiling light, built in cupboard, wood effect laminate flooring and access to loft via a hatch.

BEDROOM ONE

Well proportioned principal double bedroom with ceiling light, central heating radiator and uPVC double glazed windows to the front.

BEDROOM TWO

Further double bedroom with a set of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed windows to the rear.





BEDROOM THREE

Currently being used as a study by the current vendor, with ceiling light, central heating radiator and uPVC double glazed window the front.

BEDROOM FOUR

With ceiling light, central heating radiator and uPVC double glazed window to the front.

BATHROOM

Comprising a three piece suite in the form of low flush W.C., basin with chrome taps, bath with shower head attachment over and shower screen, part tiling to walls, full tiling to floor, central heating radiator and uPVC double glazed window to the rear.



OUTSIDE

To the front of the property, there is a lawned garden space. To the rear of the property there is a tiered patio flagged garden with larger than average summer house / shed with scope to be converted into home office / workshop or additional storage space.



ADDITIONAL INFORMATION:

The EPC rating is a D-66 and the Council Tax band is a A.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

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****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 TIMES 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm Sunday – 11am to 1pm



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