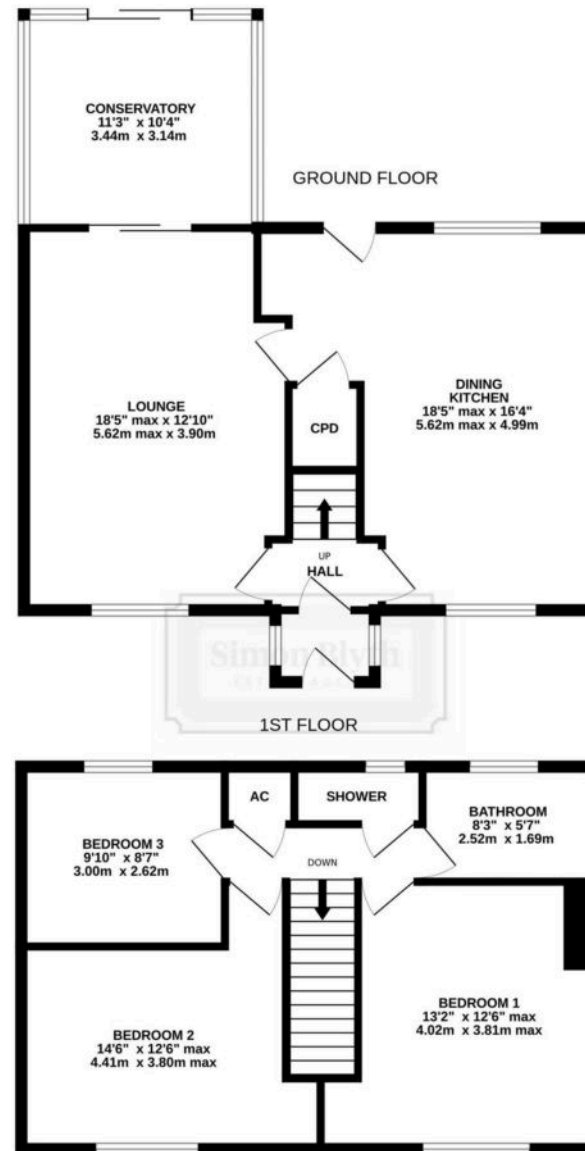




Lyttleton Crescent, Cubley
Sheffield

Offers in Region of **£240,000**



LYTTLETON CRESCENT

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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Lyttleton Crescent, Cubley

Sheffield

SITUATED IN THE SOUGHT-AFTER VILLAGE OF CUBLEY, WE ARE PLEASED TO PRESENT THIS SURPRISINGLY WELL-PROPORTIONED AND RECENTLY UPGRADED THREE-BEDROOM HOME. IDEALLY LOCATED FOR LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS, THE PROPERTY IS APPROXIMATELY HALF A MILE FROM PENISTONE TOWN CENTRE AND WITHIN WALKING DISTANCE OF LOCAL PRIMARY SCHOOLS, PENISTONE GRAMMAR SCHOOL, THE WEEKLY MARKET, AND A RANGE OF SHOPS AND SERVICES. THE SURROUNDING AREA IS PERFECT FOR COUNTRYSIDE WALKS AND OFFERS CONVENIENT ACCESS TO COMMUTER ROUTES BY ROAD, RAIL, AND THE MOTORWAY NETWORK. The accommodation briefly comprises: entrance porch, full-length lounge enjoying a dual aspect with views over the front garden and access to the conservatory, and an open-plan living dining kitchen featuring a recently upgraded fitted kitchen. To the first floor, there are three generously sized bedrooms, a bathroom, and a separate shower room. Externally, the property boasts a beautifully maintained lawned front garden and vehicular access to property's driveway to the side providing off-street parking, leading to an outbuilding currently used as a garden shed. To the rear, there is a generous enclosed lawned garden with multiple seating areas, hardstanding, and a pond.

- SPACIOUS AND RECENTLY UPGRADED 3 BEDROOM SEMI-DETACHED HOME
- MODERN FITTED KITCHEN
- GARDENS TO FRONT AND REAR
- OFF-STREET PARKING





ENTRANCE PORCH

Entrance gained via composite and double glazed door into entrance porch. An addition to the home with uPVC double glazing to two sides, ceiling light, tiled floor, central heating radiator and uPVC door leads through to entrance hallway.

ENTRANCE HALLWAY

With ceiling light, staircase rising to first floor and access via two separate timber and decorative glass door into open plan living dining kitchen and lounge.

OPEN PLAN LIVING DINING KITCHEN

A simply stunning open-plan living, dining, and kitchen space, recently upgraded by the current vendors. At its heart is a central island with a laminate worktop, perfect for informal dining and entertaining. The kitchen is fitted with a stylish range of matte white shaker-style wall and base units, complemented by contrasting laminate work surfaces, tiled splashbacks, and wood-effect laminate flooring throughout. Integrated appliances include a four-ring hob with a modern extractor fan over, electric oven and grill, with plumbing for a washing machine, and space for a freestanding American-style fridge freezer. A one-and-a-half bowl stainless steel sink with chrome mixer tap completes the kitchen area. The room benefits from both inset ceiling spotlights and a central ceiling light, with excellent natural light provided by uPVC double glazed windows to both the front and rear gardens.

Heating is supplied via two central heating radiators. Access to the rear garden is through a composite and uPVC obscured-glass stable door, while a timber door leads to a useful storage cupboard, and a third timber and obscured-glass door provides connection through to the lounge.



LOUNGE

A generously proportioned principal reception room, accessed via a separate door from the entrance hallway. The room features two central heating radiators, three wall lights, and a uPVC double glazed door enjoying pleasant views over the front garden. To the rear, a sliding uPVC double glazed door provides access to the conservatory, while a further timber and decorative glazed door leads through to the open-plan living/dining kitchen.

CONSERVATORY

An addition to the home, offering reception space overlooking the rear garden. There is a pitched roof, uPVC double glazing to the three sides and sliding doors in uPVC giving access out. There is ceiling light with fan and central heating radiator allowing all year round usage.





BEDROOM ONE

A double bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front.

BEDROOM TWO

A further front facing double bedroom with built-in cabinets, ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to front.

BEDROOM THREE

Currently used as a study/dressing room, with ceiling light, coving to the ceiling, central heating radiator, and uPVC double glazed window to the rear, enjoying views towards Penistone village and neighbouring gardens. The vendor informs us that this bedroom was formerly used as a third double bedroom.



FIRST FLOOR LANDING

From entrance hall staircase rises to first floor landing, with ceiling light, access to airing cupboard. Here we gain access to the following rooms;

BATHROOM

Comprising a three piece suite in the form of close coupled W.C., pedestal basin with gold chrome taps over and bath with chrome mixer tap with shower attachment. There is ceiling light, towel rail/ central heating radiator and obscure uPVC double glazed window to the rear.

SHOWER ROOM

A compact standalone shower room featuring a fully enclosed shower cubicle with glass screen and an obscure uPVC double glazed window to the rear, providing natural light.





OUTSIDE

To the front of the home is a well-sized enclosed garden with perimeter fencing, containing a variety of plants, shrubs, and trees. A concrete shared driveway to the side provides access to the property's shed, formerly the garage, which could potentially be reinstated as such, subject to the necessary consents. The driveway offers off-street parking for one to two vehicles. To the rear, there is a generous garden. Immediately behind the property is a low-maintenance paved seating area. The main lawned garden includes raised beds with established shrubs and plants, a pond, and a decked area suitable for outdoor seating. At the bottom of the garden, a hardstanding concrete section provides additional space for garden furniture. A personal door from the garden leads into the spacious shed.

*The vendor has informed us that she benefits from a right of access at all times over the shared driveway in order to access her off-street parking and the outbuilding, formerly a garage, now used as a garden shed. The driveway is shared with neighbouring properties and was originally owned by the council.





ADDITIONAL INFORMATION:

The EPC rating is a D-60 and the Council Tax band is a B.

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

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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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