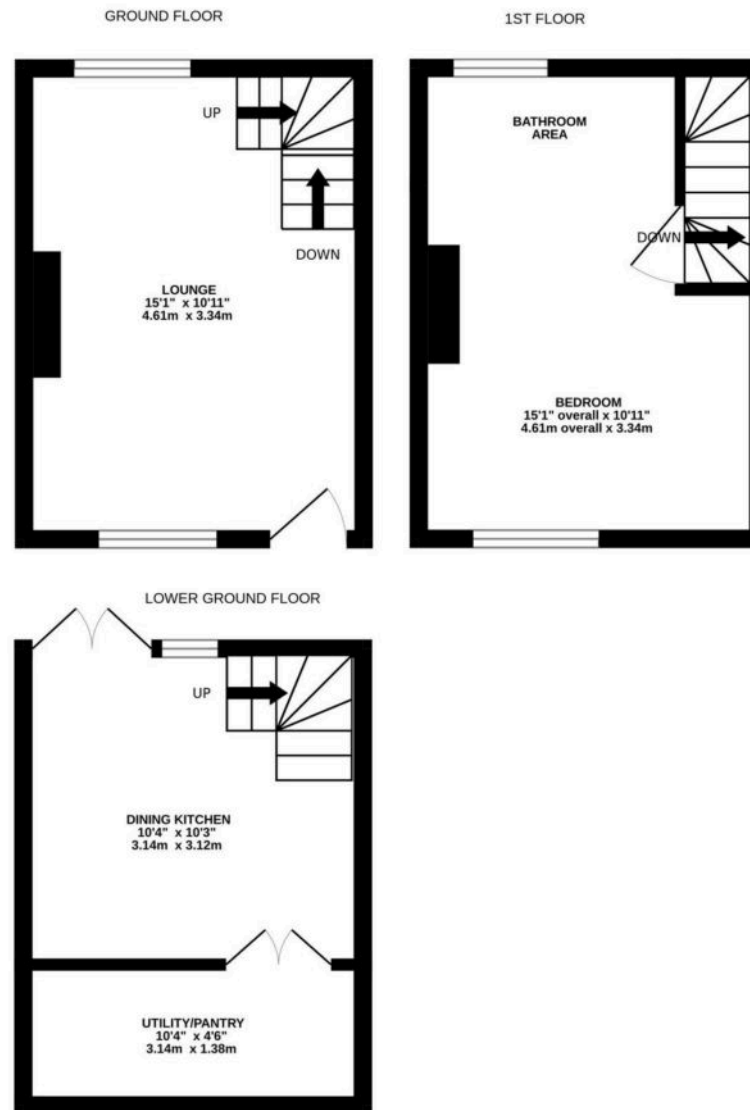


Simon Blyth
ESTATE AGENTS



Manchester Road, Thurlstone
Sheffield

ASKING PRICE £145,000



MANCHESTER ROAD

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

Thurlstone, Sheffield

A CHARMING PERIOD STONE-BUILT COTTAGE WITH PERIOD FEATURES IN THE FORM OF EXPOSED STONE WORK, WOODEN FLOORING AND FIRE PLACE, ENJOYING A PLEASANT WOODED ASPECT TO THE REAR. LOCATED IN THE HIGHLY REGARDED AREA OF THURLSTONE AND WITH NO UPPER VENDOR CHAIN, THE HOME IS WELL SITUATED FOR LOCAL AMENITIES INCLUDING PUB, SCHOOL AND TRANS PENNINE TRAIL AND OFFERS THE FOLLOWING ACCOMMODATION. To ground floor living, to lower ground floor there is dining kitchen and utility and to first floor there is open plan bedroom and quality bathroom, in addition the attic is fully boarded. Externally, to the rear there is a patio seating area and potential for off street parking. This characterful home, with high quality fixtures and fitting throughout, enjoying village location yet with wooded backdrop.

- NO UPPER VENDOR CHAIN
- PERIOD FEATURES THROUGHOUT
- CHARMING STONE BUILT COTTAGE
- BEAUTIFUL WOODED ASPECT TO REAR
- WELL SITUATED FOR LOCAL AMENITIES
- LOCATED IN HIGHLY REGARDED VILLAGE OF THURLSTONE



ENTRANCE

Entrance gained via composite and obscure glazed door into the living room.

LIVING ROOM

15' 1" x 10' 11" (4.61m x 3.34m)

A generous reception space with period features in evidence, in the form of exposed timber beams, exposed stone work, wood effect flooring, under floor heating heating, antique style radiator and light provided via uPVC double glazed windows to both front and rear elevations with a particularly pleasant wooded aspect to the rear. There are stairs which descend to the lower ground floor where we find the dining kitchen.



DINING KITCHEN

10' 4" x 10' 3" (3.14m x 3.12m)

With space for dining table and chairs, the kitchen which has recently been installed and has a range of base units in sage green with wood block worktop and twin ceramic sink with mixer tap over. There is an exposed timber beam, floor with underfloor heating and twin French doors with side window giving access to the rear with wooded backdrop. The twin doors open through to the utility.

UTILITY

10' 4" x 4' 6" (3.14m x 1.38m)

There is plumbing for a washing machine, space for a further appliance. There is built in shelving, light and power.





FIRST FLOOR

Back from living room staircase rises to first floor where we find the bedroom.

BEDROOM

15' 1" x 10' 11" (4.61m x 3.34m)

With exposed timbers, wooden floor and mullion fire place and there is uPVC double glazed window to the front. The vendor has removed the internal wall and has now created an open plan feel with the bathroom area.

BATHROOM AREA

This room comprises of a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and free standing roll top bath with chrome mixer tap and telephone style shower attachment. There is wall light, part tiling to walls, exposed wooden flooring and uPVC double glazed window to the rear enjoying wooded backdrop. There is vertical radiator and here we find the combination boiler.





OUTSIDE

To the rear of the home, there is a raised flagged patio seating area. Beyond the access road, there is a further flagged area with flower beds containing various shrubs and there may well be potential for off street parking, although vehicle access must be maintained for neighbouring properties. We have been informed by the vendor that the previous owner used this area as off-street parking.



ADDITIONAL INFORMATION:

The EPC rating is a C-69 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

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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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