

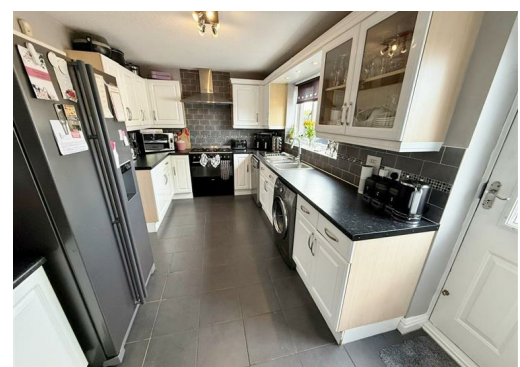


Monteney Gardens, Sheffield, S5 9DY

£320,000

Detached house on corner plot with open aspect over school playing fields. 3 reception rooms plus breakfast kitchen, store & WC plus 4 well proportioned bedrooms, en suite & bathroom.

Great external space with home office, timber stores & well presented gardens & off road parking.



27 Monteney Gardens, Sheffield, S5 9DY

We are delighted to offer for sale this modern style detached house located on an impressive corner plot on a popular development with access to amenities and transport links.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern style kitchen with appliances plus a bathroom, en suite and WC. Items of note include the walk in bay window to the lounge, French doors to the 2 further reception rooms, fitted wardrobes to all bedrooms plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is a porch, entrance hall, lounge, dining room, breakfast kitchen, WC, store and further reception room/bedroom. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed off the first floor landing. There is a loft with power and light.

The property is located at the end of a cul de sac on an impressive corner plot with open aspect over school playing fields to the side. The rear gardens are low maintenance and consist of patio, decking, stoned and mulched areas plus pergola, external power, external hot and cold taps. There is a home office with power and light plus 2 stores with power and light. There is off road parking for a number of cars.

Tenure - Leasehold

Term - 95 years remaining

Ground Rent - £60 pa

Council Tax - Band D

The garage has been converted into a store and further reception room. We have not seen Building Regulations consent for these works and you should take legal advice from your solicitor before legal commitment. This has been reflected in the valuation.

The property comprises.

GROUND FLOOR

Porch

With fitted flooring.

Hall

With fitted carpets.

Lounge 17'1"(max) x 14'7"(max) (5.23m(max) x 4.45m(max))

With a walk in bay window. Laminate flooring, curtains and blinds.

Dining Room 8'9" x 8'8" (2.67m x 2.66m)

French doors leading to rear garden. With laminate flooring, curtains and blinds.

Breakfast Kitchen 14'10" x 8'8" (4.54m x 2.65m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With range cooker, hood, dishwasher, American fridge freezer plus 1.5 sink and mixer tap.

Further Reception Room 12'5" x 8'3" (3.81m x 2.52m)

With carpets and blinds. French doors leading to outside.

WC 5'4" x 2'11" (1.64m x 0.91m)

With white sanitary ware, tiling, floor tiling and blind.

Store/Boot Room 8'5" x 3'8" (2.57m x 1.14m)

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 14'6"(max) x 12'3"(max) (4.44m(max) x 3.75m(max))

With fitted wardrobes, carpets and blinds.

En Suite 8'3"(max) x 3'11"(max) (2.53m(max) x 1.20m(max))

With modern white sanitary ware plus tiling, chrome ladder radiator and carpets.

Bedroom 2 10'8"(max) x 8'3"(max) (3.27m(max) x 2.53m(max))

With fitted wardrobes, carpets and curtains.

Bedroom 3 10'7"(max) x 8'1"(max) (3.23m(max) x 2.48m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 4 7'10"(max) x 8'3"(max) (2.39m(max) x 2.54m(max))

With fitted wardrobes, carpets and blinds.

Bathroom 6'6" x 6'2" (2.00m x 1.90m)

Having matching sanitary ware with shower and curtain to bath plus tiling and carpets.

EXTERNAL

The property is located at the end of a cul de sac on an impressive corner plot with open aspect over school playing fields to the side. The rear gardens are low maintenance and consist of patio, decking, stoned and mulched areas plus pergola, external power, external hot and cold taps. There is a home office with power and light plus 2 stores with power and light. There is off road parking for a number of cars.





