

137 MAIN ROAD



BLENHEIM



LOCATED IN THE VILLAGE OF WHARNCLIFFE SIDE AND OFFERING A GOOD OPPORTUNITY FOR A WIDE RANGE OF PURCHASERS, WELCOME TO 137 MAIN ROAD, A BEAUTIFUL TWO BEDROOMED END-TERRACE RESIDENCE.

This property comes with the benefit of being for sale with no chain and having 1.4 acres of private land.





LOUNGE



LOUNGE

On the ground floor is a light-filled lounge, a kitchen and a bathroom. The first floor houses two double bedrooms and externally there are three storage spaces and a pleasant rear garden.

On the ground floor is a light-filled lounge, a kitchen and a bathroom. The first floor houses two double bedrooms and externally there are three storage spaces and a pleasant rear garden. Beyond the perimeter of the home is a large parcel of land totalling approximately 1.4 acres, which currently has a variety of mature plants, trees and has Tinker Brook running through. There is the potential for an erection of a separate dwelling on the land, subject to planning permission.

The property is located in Wharnccliffe Side, where there are a variety of public houses and shops. Further amenities can be found in Oughtibridge, and the Michelin Star restaurant JORO is nearby. The residence is superbly located for access to Wharnccliffe Woods and other outdoor spaces such as More Hall Reservoir and Broomhead Reservoir. Various shops, supermarkets and restaurants can be found at Fox Valley Retail Park in Stocksbridge. A recent planning application has also been approved for an M&S Food Hall in Fox Valley. A short drive takes you to Wadsley Bridge and Hillsborough, where there is a further host of amenities. In addition, the Sheffield train station provides rail links to Leeds, York, Manchester and London.

The property briefly comprises of on the ground floor: Lounge, kitchen, inner hallway, bathroom and boiler cupboard.

On the first floor: Landing, bedroom 1 and bedroom 2.

Outbuildings: Storage room.

GROUND FLOOR

A composite door opens to the lounge.

Lounge

12'8 x 12'8 (3.86 x 3.86m)

A good-sized lounge with a front facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point. To one corner of the lounge is a fitted cupboard. An oak door opens to the kitchen.

Kitchen

12'5 x 6'10 (3.78m x 2.08m)

With a rear facing UPVC double glazed window, recessed lighting, extractor fan and a central heating radiator. A range of fitted base/drawer and wall units incorporate a work surface, tiled splashbacks and an inset 1.0 bowl, stainless steel sink with a chrome mixer tap. Appliances include a four-ring gas hob, extractor hood and a Lamona oven. An opening gives access to the inner hallway.

Inner Hallway

Having a flush light point. Oak doors open to the bathroom and boiler room. A UPVC door with obscured double glazed panels opens to the rear of the property.

Bathroom

With a side facing UPVC double glazed obscured window, flush light point, tiled walls and a chrome heated towel rail. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap, fitted shower and a glazed screen.

Boiler Cupboard

Having shelving and housing the boiler.



KITCHEN



KITCHEN



BATHROOM

FIRST FLOOR

From the kitchen, a staircase with a timber handrail rises to the first floor.

Landing

With a pendant light point. Access can be gained to loft storage. Timber doors open to bedroom 1 and bedroom 2.

Bedroom 1

12'9 x 12'7 (3.89m x 3.84m)

A double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 2

9'7 x 6'8 (2.92m x 2.03m)

Having a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.



BEDROOM 1



BEDROOM 1



BEDROOM 2

EXTERIOR & GARDENS

To the front of the property, access can be gained to the lounge.

A step descends to a stone flagged path where timer doors open to two storage spaces.

A timber gate opens to the right side of the property.

To the right side is a stone flagged path and access can be gained to the storage room.

Storage Room

14'4 x 8'3 (4.37m x 2.51m)

An original file cutters workshop with side and rear facing windows. There are original stone features.

A timber gate opens to the rear garden.

To the rear is exterior lighting. Stone steps rise to a garden mainly laid to lawn with a mature tree.

Land

Belonging to 137 Main Road is a parcel of land spanning approximately 1.4 acres. The land includes mature plants, trees and Tinker Brook running through it partly. Subject to planning permissions being accepted, there are architectural drawings for the erection of a separate dwelling.



STORAGE ROOM



STORAGE ROOM



PLOT - IMAGE FOR ILLUSTRATION PURPOSES ONLY

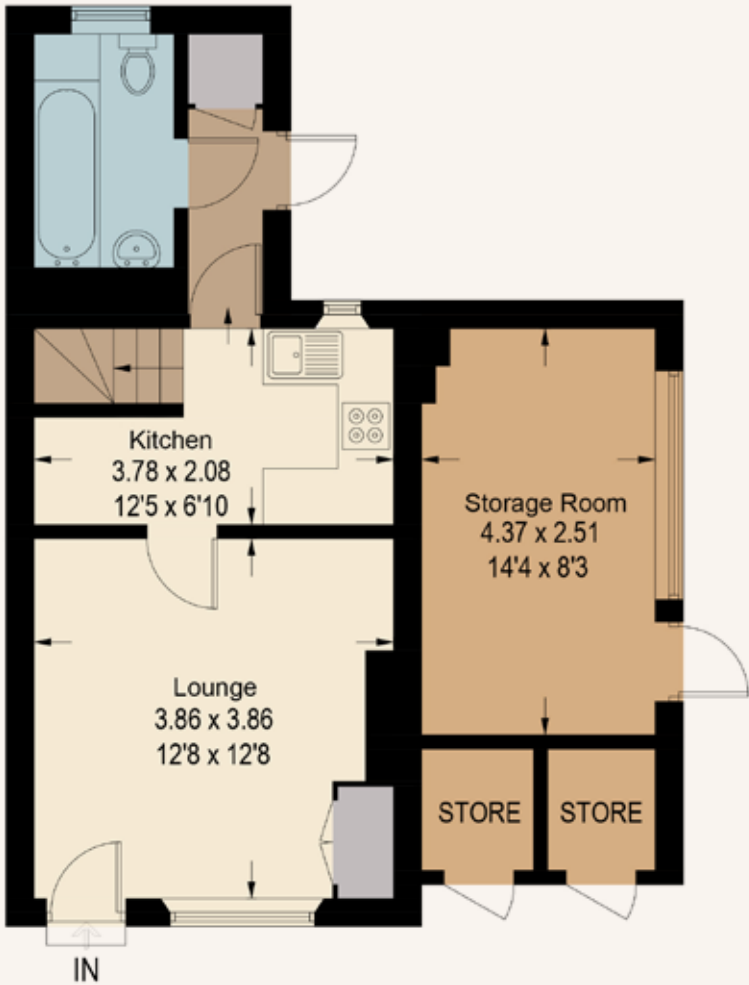




GROUND FLOOR

Ground Floor Approximate Floor Area:
338 SQ.FT. (31.4 SQ.M)

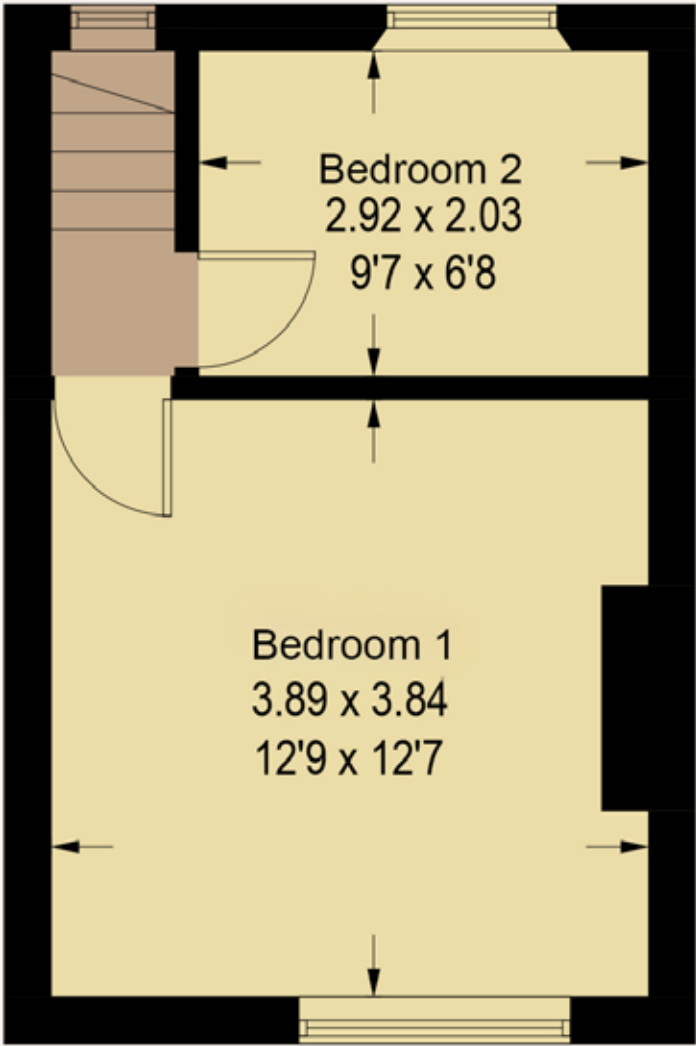
Total Approximate Floor Area:
591 SQ.FT. (54.9 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
253 SQ.FT. (23.5 SQ.M)

Workshop Approximate Floor Area:
118 SQ.FT. (11.0 SQ.M)



PROPOSED PLANS

Subject to planning permissions being accepted, there are architectural drawings for the erection of a separate dwelling.

The ground floor would comprise five reception rooms and two WC's, whilst the first floor would comprise five bedrooms, including two bedroom suites and a family bathroom.



GROUND FLOOR
(PROPOSED DWELLING)



FIRST FLOOR
(PROPOSED DWELLING)



BEDROOMS 2	BATHROOMS 1
LIVING ROOMS 1	SQFT 591
TENURE Freehold	COUNCIL TAX A

Services

Mains water, mains electricity, mains gas and mains drainage. There is broadband and the mobile phone signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		88
69–80	C		
55–68	D	60	
39–54	E		
21–38	F		
01–20	G		

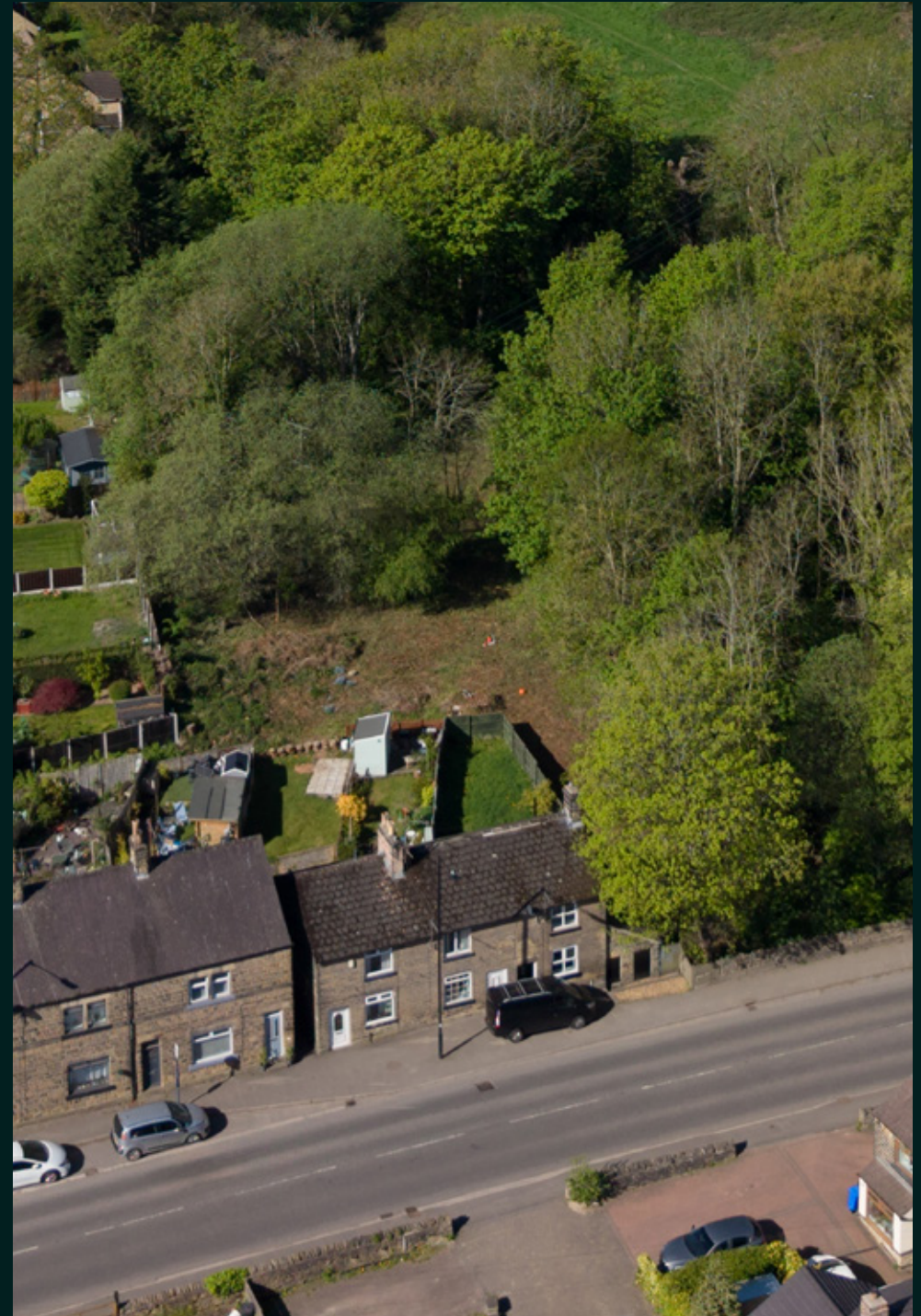
137 MAIN ROAD

Wharncliffe Side, Sheffield,
South Yorkshire, S35 0DP

Offers in Excess of
£265,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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