



## 15 Smithy Moor Avenue, Stocksbridge, Sheffield, S36 1FH

Asking Price £190,000

- FREEHOLD - INTERNAL PHOTOGRAPHS TO FOLLOW
- FLEXIBLE LIVING WITH HUGE POTENTIAL
- WALKING DISTANCE TO COUNTRYSIDE, CLOSE TO AMENITIES & M1
- RARE THREE/FOUR-BEDROOM DORMER BUNGALOW
- VIEWING ESSENTIAL
- COUNCIL TAX BAND B £1,858
- A GENEROUS HALF-ACRE PLOT
- OFF ROAD PARKING
- SOLAR PANELS

# 15 Smithy Moor Avenue, Sheffield S36 1FH

**\*\* FREEHOLD \*\* SOLAR PANELS \*\*** A rare opportunity to acquire a distinctive three/four bedroom dormer bungalow set within a substantial plot, with a rear garden extending to approximately half an acre. This property offers considerable potential for future refurbishment or redesign, allowing a purchaser to truly personalise the layout and finish to their own taste. Benefiting from gas central heating and double glazing throughout, the bungalow provides a versatile living space suitable for couples, families, or first-time buyers.

Internally, the accommodation briefly comprises a welcoming front entrance leading to a family room, a galley kitchen, a snug or additional bedroom, a ground floor bedroom, shower room, versatile workspace, side entrance porch, and two first-floor bedrooms, one of which includes an en-suite. There is also a generous basement providing additional storage and a cloakroom/WC, adding to the flexible living space on offer.

Externally, the property features a pebbled front garden, a side shared driveway, and a rear garden which opens onto a further pebbled area before extending to the sizeable half-acre plot. Additionally, there is a separate garden room or studio with power, offering a practical space for working from home, hobbies, or quiet relaxation.

Ideally positioned on a popular residential street, the property is within walking distance of open countryside, yet remains conveniently close to local amenities, the Fox Valley Retail Park, and excellent road links including the M1, making it an appealing option for commuters. This is a truly unique home with immense potential, providing a blank canvas for those looking to create a bespoke family residence.



Council Tax Band: B

## **FULL DESCRIPTION**

A rare opportunity to acquire a distinctive three/four bedroom dormer bungalow set within a substantial plot, with a rear garden extending to approximately half an acre. This property offers considerable potential for future refurbishment or redesign, allowing a purchaser to truly personalise the layout and finish to their own taste. Benefiting from gas central heating and double glazing throughout, the bungalow provides a versatile living space suitable for couples, families, or first-time buyers.

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## **INTERNAL PHOTOS TO FOLLOW**

### **FRONT ENTRANCE HALLWAY**

### **GALLEY STYLE KITCHEN**

10' 0" x 3' 4"

### **FAMILY ROOM**

10' 5" x 10' 2"

### **BEDROOM THREE**

10' 0" x 9' 8"

### **BEDROOM FOUR / SNUG**

7' 10" x 7' 6"

### **OFFICE STUDY**

14' 7" x 7' 4"

### **SHOWER ROOM**

### **SIDE PORCH**

15' 7" x 2' 8"

### **STAIRS RISING TO FIRST FLOOR**

### **BEDROOM ONE**

12' 0" x 17' 5"

### **EN SUITE**

### **BEDROOM TWO**

17' 5" x 7' 10"

### **BASEMENT**

411 sqft

### **OUTSIDE**

### **GARDEN ROOM**

## **DISCLAIMER**

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>	<b>73</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	