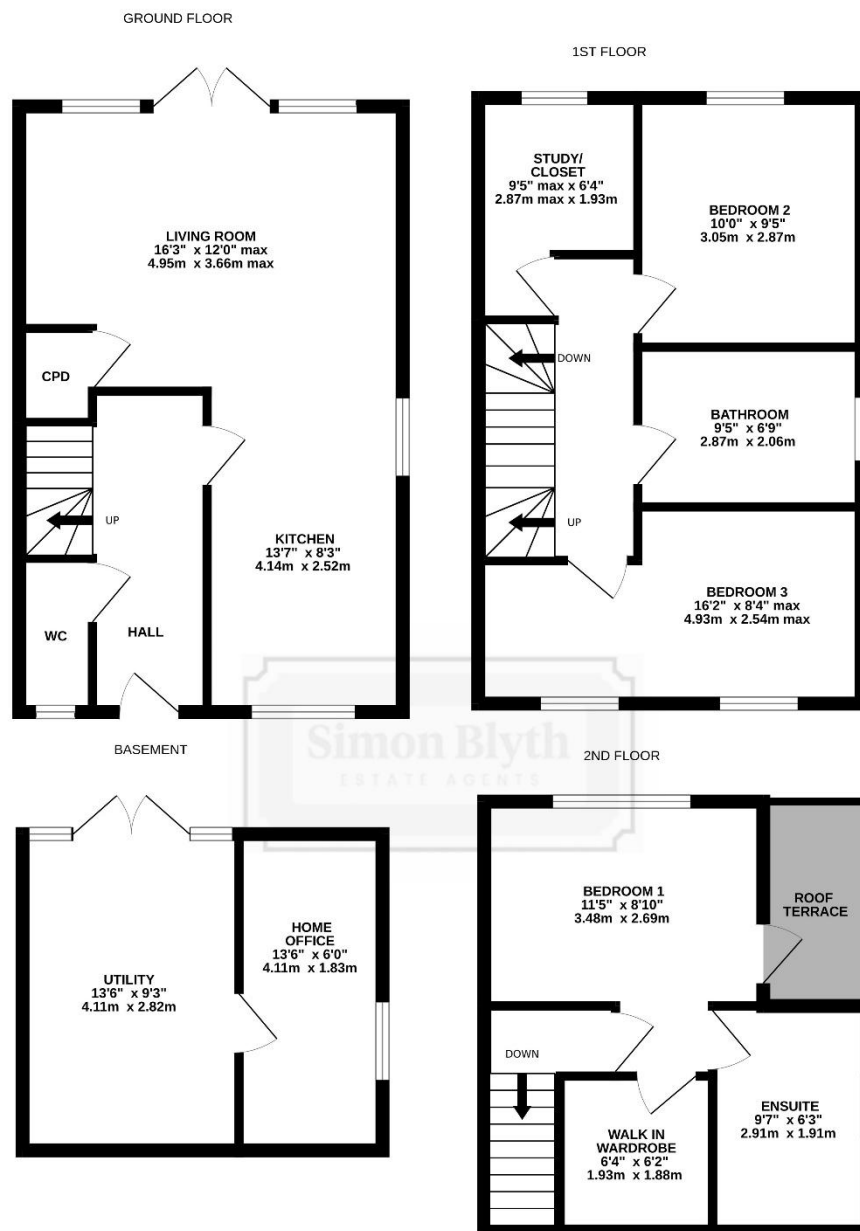




MANCHESTER ROAD, DEEPCAR, S36 2RE



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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PROPERTY DESCRIPTION

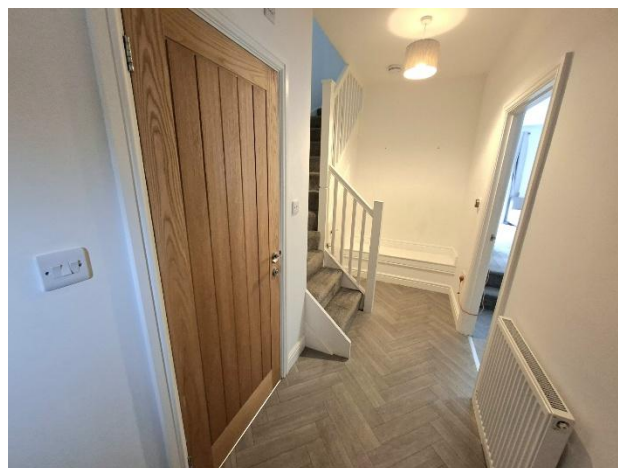
A CHAIN-FREE MODERN DETACHED FAMILY HOME ARRANGED OVER FOUR FLOORS. THE LOWER GROUND FLOOR PROVIDES A PLUMBED-IN UTILITY AREA AND OFFICE WITH FRENCH DOORS ON THE REAR OUTSIDE SPACE. THE GROUND FLOOR IS ARRANGED WITH AN ENTRANCE HALL AND WC/WASHROOM WITH THE MAIN AREA OF THIS FLOOR BEING THE OPEN KITCHEN/FAMILY ROOM WHICH IS HAS GREAT NATURAL LIGHT AND ACCESS TO A REAR BALCONY VIA A SET OF FRENCH DOORS. THE GREAT LIVING ACCOMMODATION CONTINUES ON THE FIRST FLOOR WITH TWO DOUBLE BEDROOMS, A LARGE FAMILY BATHROOM AND A WALK-IN CLOSET/STUDY. ON THE SECOND FLOOR WE HAVE THE MASTER DOUBLE BEDROOM WITH A LARGE ENSUITE SHOWER ROOM, SEPARATE WALK-IN WARDROBE AND PRIVATE ACCESS TO THE ROOF TERRACE.

Property Tenure: Freehold Council Tax Band: D EPC Rating: C/77

Offers Over £300,000

ENTRANCE

Entrance gained via composite and obscure glazed door into entrance hallway with two ceiling lights, central heating radiator, staircase rising to first floor.



DOWNSTAIRS WC

Comprising of a two-piece white suite in the form of close coupled W.C, pedestal basin with black mixer tap over. There is a ceiling light, chrome towel rail/radiator, extractor fan and obscure double glazed uPVC window to front.



KITCHEN

Measurements – 13'7" x 8'3"

A fitted kitchen with a range of wall and base units and wood effect laminate worktop with matching upstand. integrated appliances in the form of; stainless-steel electric oven with electric hob and extractor fan over. Integrated fridge freezer, integrated dishwasher, plumbing for a washer machine and stainless-steel sink with chrome mixer tap over. There is a ceiling light, chrome towel rail/radiator and uPVC double glazed window to front. Two steps then rise to the living room.



LIVING ROOM

Measurements – 16'3" x 12'0"

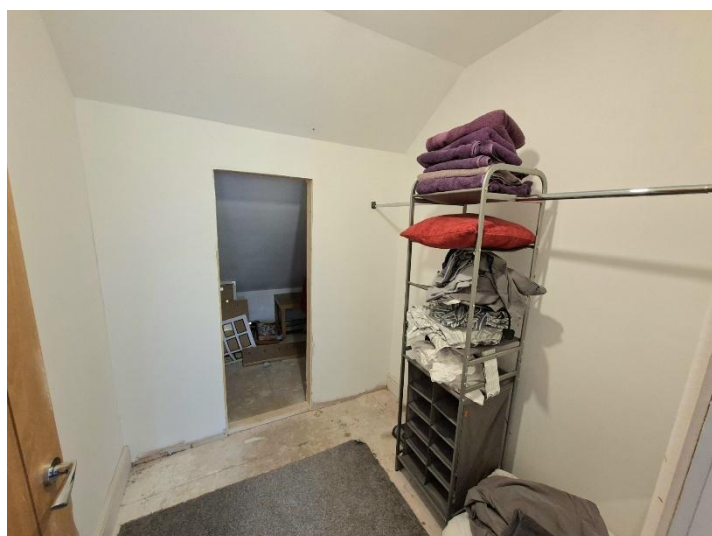
A spacious living room enduring natural light via uPVC double glaze window to side and twin French doors in uPVC with matching side panel opening onto rear decking area. There is a cupboard under the stairs, there's ceiling light and two central heating radiators, back from entrance hallway staircase rises and turns to first floor landing.



BEDROOM ONE

Measurements – 11'5" x 8'10"

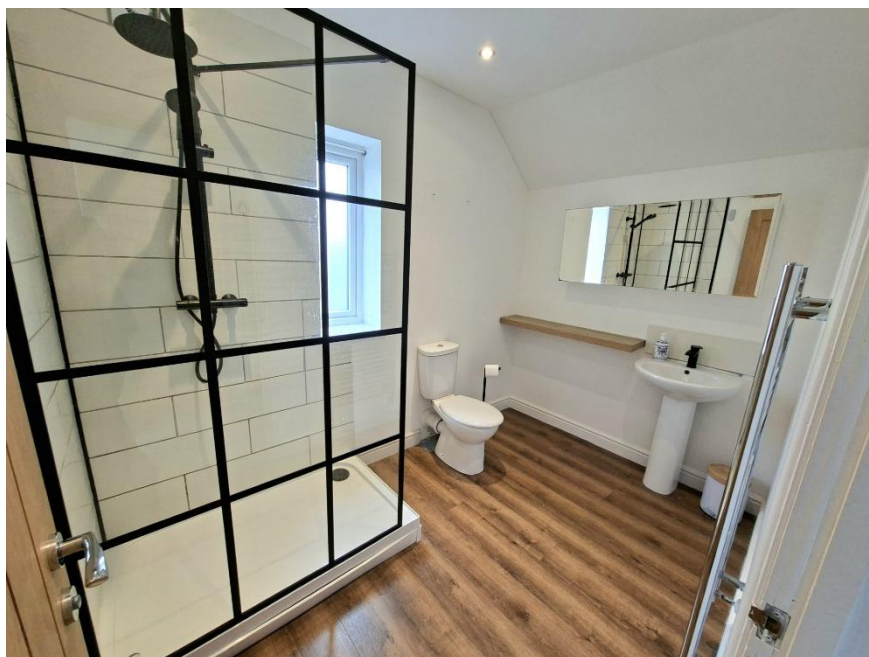
Incorporating double sloping area to rear with uPVC double glazing with a view overlooking woodland and river. There is a ceiling light, central heating radiator and uPVC double glazed door opening onto balcony. The balcony provides a pleasant seating space overlooking the river. A bedroom door opens through to dressing area with ample storage space, ceiling light and central heating radiator. Further archway leads to additional eaves storage with two lights, and here we find the boiler.



EN-SUITE SHOWER ROOM

Measurements – 9'7" x 6'3"

Comprising of three-piece white suite in the form of close coupled W.C, pedestal basin with black mixer tap over and walk in shower with mains fed black mixer shower within. There are inset ceiling lights, extractor fan, part tiling to walls, chrome towel rail/radiator and obscure uPVC double glazed window to side.



BEDROOM TWO

Measurements – 10'0" x 9'5"

Double bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear enjoying wooded aspect.



BEDROOM THREE

Measurements – 16'2" x 8'4" max

Situated at the front of the property with two uPVC double glazed windows to front, ceiling light and central heating radiator.



WALK-IN CLOSET/STUDY

Measurements – 9'5" max x 6'4"

This study/walk-in closet is cabled for internet with ceiling light, central heating radiator and uPVC double glazed window to rear.



FAMILY BATHROOM

Measurements – 6'0" x 5'8"

Comprising of a three-piece white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over, bath with black mixer tap and shower attachment and glazed shower screen. There are inset ceiling lights, extractor fan, part tiling to walls, chrome towel rail/radiator and obscure double-glazed window to side.



REAR EXTERNAL

This rear decked balcony is accessed from the living room via a set of uPVC French Doors



ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Sheffield City Council

Council tax band – D

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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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:

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