

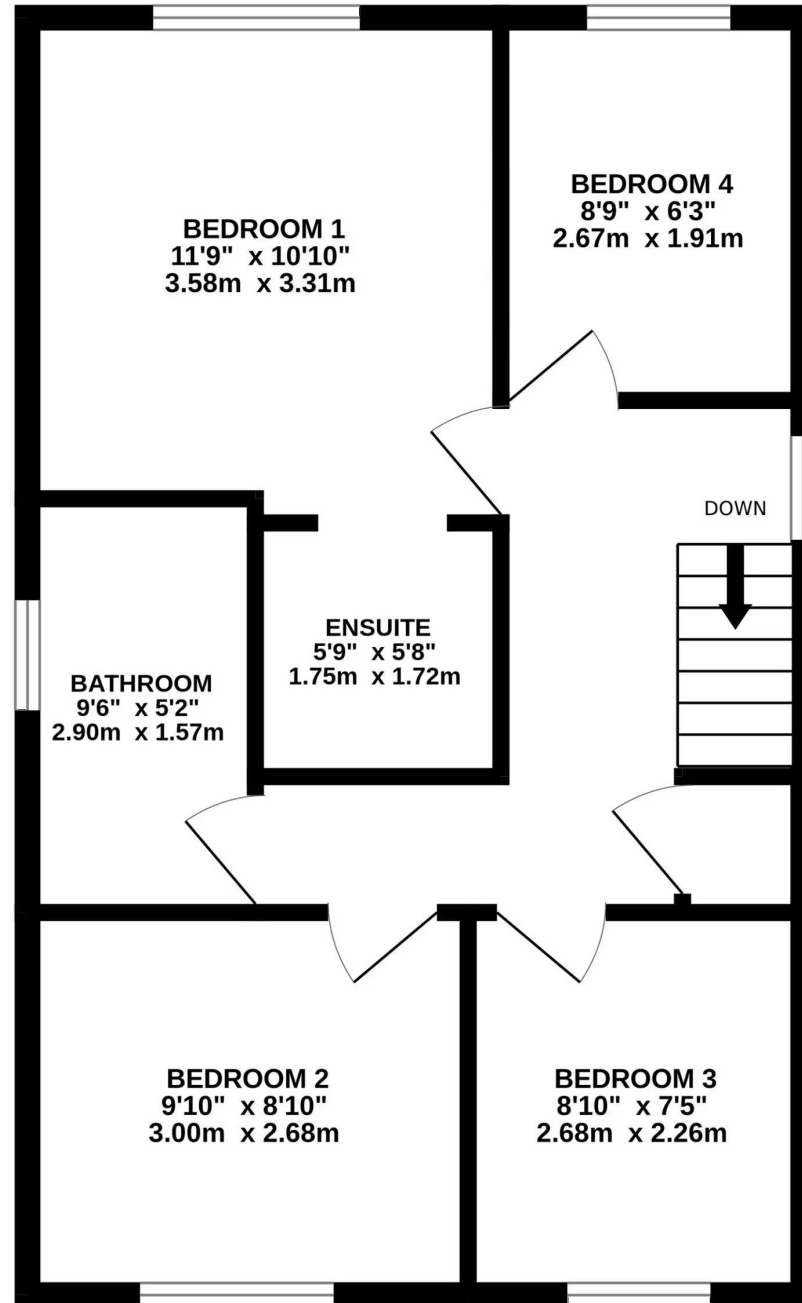


## Paterson Croft, Stocksbridge

Sheffield

Offers Over **£230,000**

1ST FLOOR







## Paterson Croft

Stocksbridge, Sheffield

*FOR SALE BY MODERN METHOD OF AUCTION;  
OFFERS OVER £230,000 PLUS RESERVATION FEE\**

AN EXCELLENTLY PROPORTIONED DETACHED FAMILY HOME, OFFERING INTERCHANGEABLE ACCOMMODATION IN A TRADITIONAL TWO STOREY CONFIGURATION. LOCATED ON THIS QUIET CUL-DE-SAC CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK, UNDERBANK RESERVOIR AND ARTERIAL TRANSPORT LINKS. CURRENTLY OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hall, downstairs W.C., kitchen, dining room, utility, living room and snug/bedroom five. To the first floor, there are four bedrooms including master with en-suite shower room and house bathroom. Outside there is a gated driveway with off street parking for numerous vehicles and an enclosed garden to the rear. With a wealth of internal accommodation offering a high degree of flexibility, we advise a viewing to full appreciate. The EPC rating is D-65 and the council tax band is C.







### **ENTRANCE**

Entrance gained via composite and obscure glazed door, into the entrance hall.

### **ENTRANCE HALL**

With two ceiling lights, coving to the ceiling, central heating radiator, wood effect laminate flooring and staircase rising to the first floor. Here we gain entry to the following rooms.

### **DOWNSTAIRS W.C.**

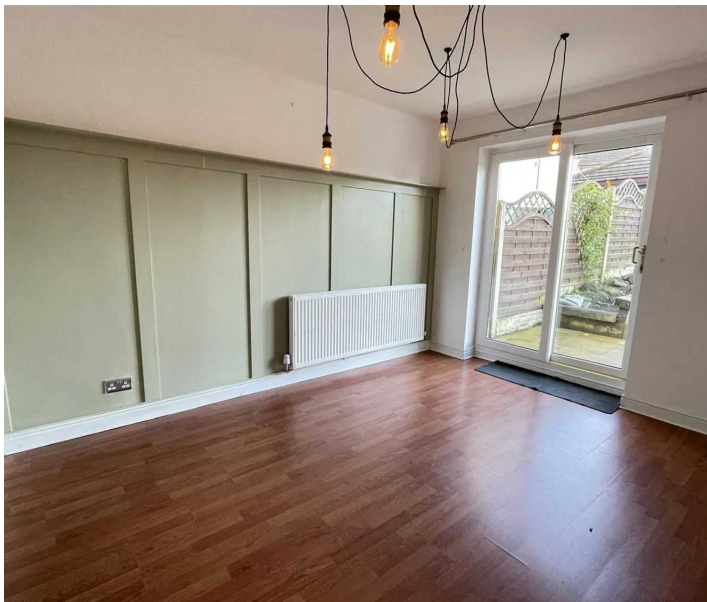
Comprising a two piece white suite in the form of close coupled W.C. and pedestal basin with chrome taps over. There is ceiling light, central heating radiator and obscure uPVC double glazed window to the front.

### **KITCHEN**

With a range of wall and base units in a wood effect with contrasting laminate worktops, tiled splashbacks and continuation of the tiled floor. There are integrated appliances in the form of Hotpoint electric oven and grill with Dietrich induction hob and chimney style extractor fan over, integrated Baumatic dishwasher, integrated fridge freezer and a one and a half bowl sink with chrome mixer tap over. The room is lit by ceiling light with further under cupboard lighting and natural light gained via uPVC double glazed window to the rear. The archway then leads through to the dining room.

### **DINING ROOM**

A versatile additional reception space, with sliding uPVC double glazed doors to the rear. There is ceiling light, part panelling to the walls, central heating radiator and wood effect laminate flooring.





## UTILITY

Accessed from the kitchen. There is continuation of the tiled floor, base units in a wood effect with laminate worktops, plumbing for a washing machine, ceiling light, central heating radiator and uPVC double glazed window to the rear and uPCV double glazed door giving access to the rear garden. A further door opens to a useful pantry.

## LIVING ROOM

A well proportioned principal reception space, positioned to the front of the home with uPVC double glazed bay window. There are two ceiling lights each with ceiling rose, ornate coving to the ceiling, two wall lights, central heating radiator and an electric fire sat within surround.

## SNUG/BEDROOM FIVE

A flexible additional room having being previously used as a double bedroom, this converted garage can also offer an additional reception space or an ideal work from home office. There is ceiling light, central heating radiator and uPVC double glazed window to the front. There is also access to a storage cupboard.

## FIRST FLOOR LANDING

From the entrance hallway, the staircase rises to the first floor landing with spindle balustrade, two ceiling lights, access to the loft via a hatch and obscure uPVC double glazed window to the side. There is also a built in cupboard housing the Ideal Logic boiler. Here we gain entrance to the following rooms.

## BEDROOM ONE

A double bedroom with ceiling light, coving to the ceiling, part panelling to the walls, wood effect laminate flooring, central heating radiator and uPVC double glazed window.





#### **EN-SUITE SHOWER ROOM**

Comprising a three piece white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over and shower enclosure with mains fed Jet shower within. There are inset ceiling spot lights, extractor fan, full tiling to the walls and floor and chrome towel rail/radiator.

#### **BEDROOM TWO**

A front facing double bedroom, with ceiling light, central heating radiator and uPVC double glazed window to the front.

#### **BEDROOM THREE**

Positioned to the front of the home. There is ceiling light, central heating radiator and uPVC double glazed window.

#### **BEDROOM FOUR**

With ceiling light, central heating radiator and uPVC double glazed window.

#### **HOUSE BATHROOM**

Comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and corner bath with chrome mains fed mixer tap over with telephone style shower attachment and additional Mira Sprint electric shower over. There are inset ceiling spotlights, full tiling to the walls and floor, chrome towel rail/radiator, shaver socket and obscure uPVC double glazed window to the side.





## OUTSIDE

To the front of the home, twin iron gates open onto the extensive tarmacked driveway providing off street parking for numerous vehicles. To the rear is an enclosed garden with low maintenance gravelled seating area, lawned space and raised beds containing various plants and shrubs. To the rear of the garden is a hard standing for a shed.

## AUTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.







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