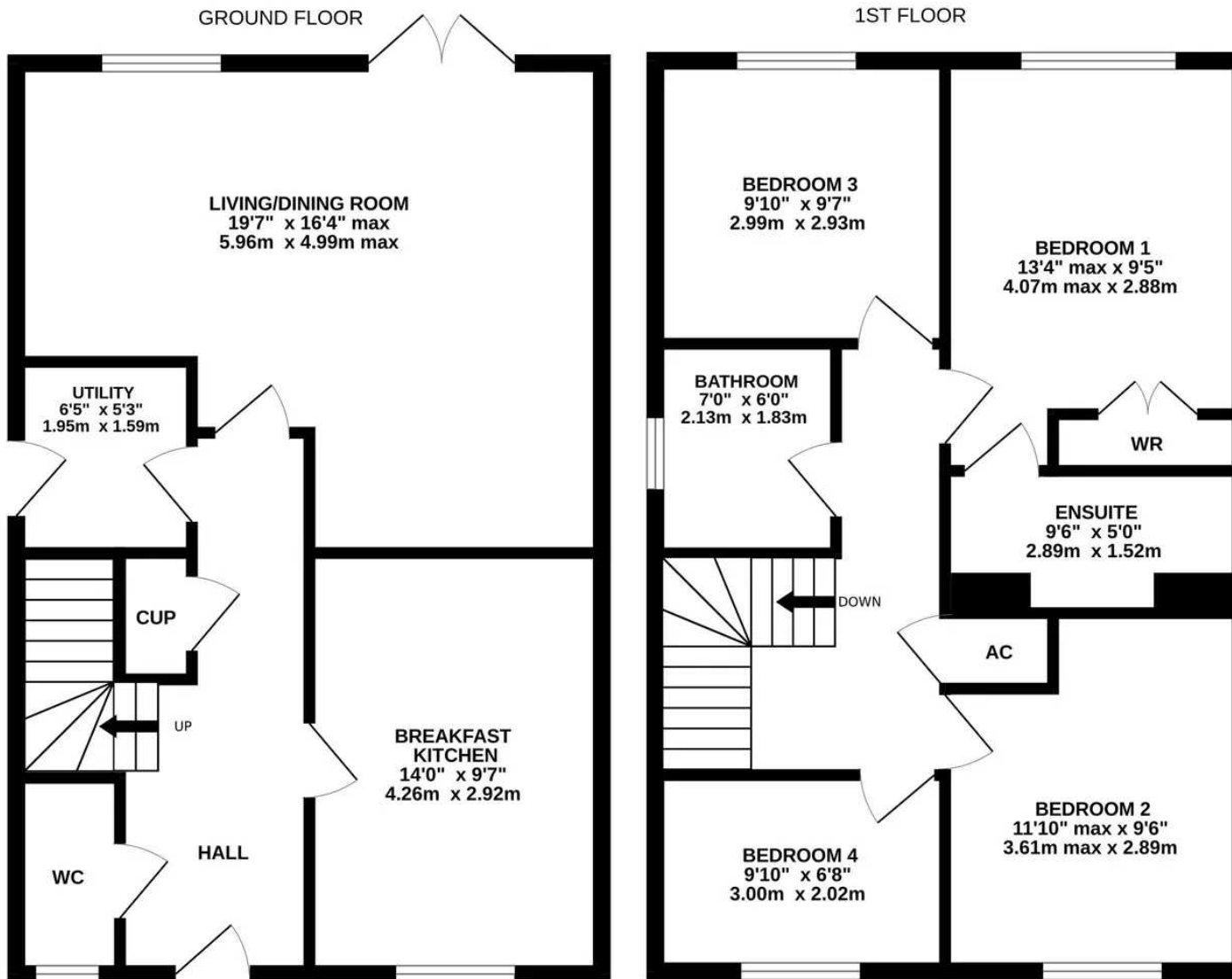




Starling Bridge Way, Millhouse Green

Sheffield

Offers in Region of **£375,000**



STARLING BRIDGE WAY

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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Starling Bridge Way

Millhouse Green, Sheffield

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A QUIET CUL DE SAC POSITION WITH JUST TWO OTHER HOUSES ON THIS POPULAR RESIDENTIAL DEVELOPMENT WHICH INCLUDES PRIVATE MATURE COMMUNAL GROUNDS, A PLAY FIELD AND A WOODEN AREA RESIDENTS CAN ACCESS. THIS PROPERTY IS WELL SITUATED WITHIN THE VILLAGE OF MILLHOUSE GREEN AND WALKING DISTANCE TO THE VILLAGES'S SHOP, PUB AND ACCESS TO THE POPULAR TRANSPENNINE TRAIL AND ALSO FOR PENISTONE'S MANY AMENITIES AND LOCAL SCHOOLING . THE HOME IS ALSO WELL SITUATED FOR THOSE NEEDING TO COMMUTE WITH EASY ACCESS TO MAJOR TRANSPORT LINKS AND THE M1 MOTORWAY. The accommodation is over two floors as follows; entrance hall, downstairs W.C, dining kitchen with integrated appliances, utility, living room. To first floor there are four bedrooms including bedroom one with en suite, and a family bathroom. Outside there is an enclosed garden to the rear, tarmacked driveway providing off street parking, and a single garage. Please call the office to arrange a viewing at the earliest convenience. The EPC rating is 79-C and the council tax band is a D.





ENTRANCE

Entrance gained via a composite and obscure glazed door into the entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with two ceiling lights, central heating radiator and a wood effect flooring. The staircase rises to the first floor, with a useful storage cupboard underneath. Here we gain access to the following rooms;

DOWNSTAIRS W.C

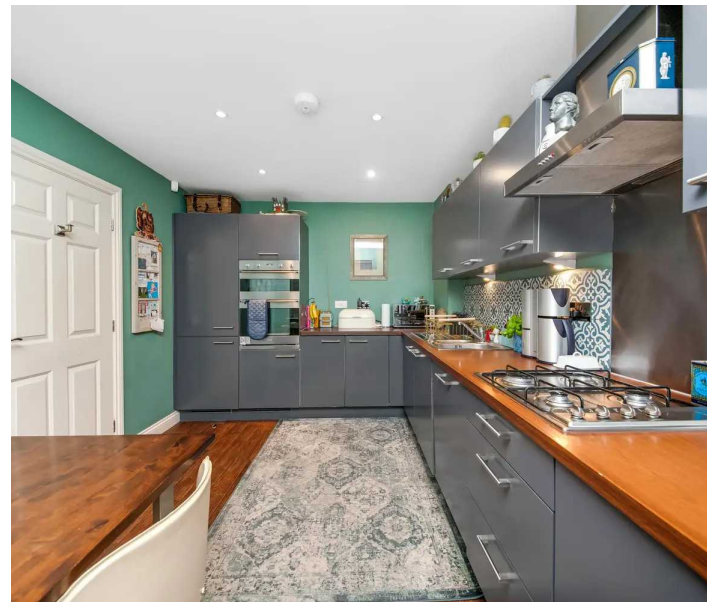
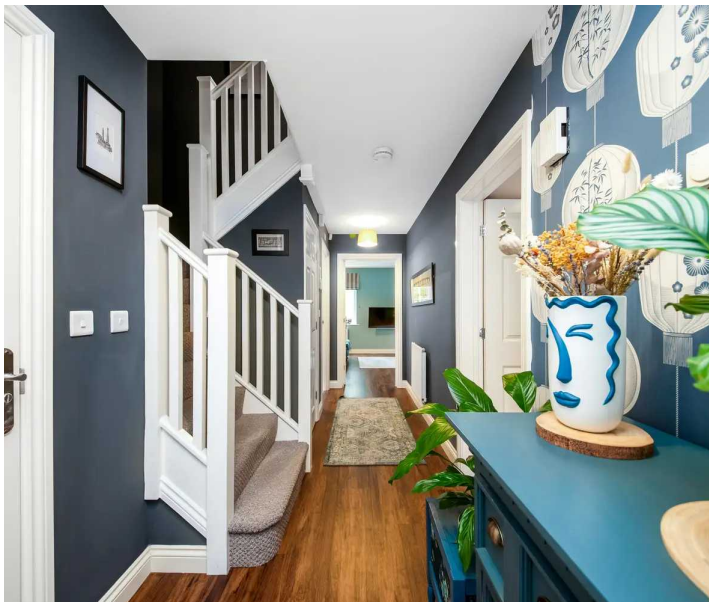
This comprises a two-piece white suite in the form of a close coupled W.C and a pedestal basin with a chrome mixer tap over. There is a ceiling light, central heating radiator and obscure uPVC double glazed window to front.

DINING KITCHEN

With ample room for dining table and chairs, the kitchen itself has a range of wall and base units with wood effect worktops and integrated appliances in the form of; SMEG electric oven and grill with matching four burner gas hob with stainless steel, splashback and extractor fan over, a built-in fridge freezer, and also plumbing for a dishwasher. There is a stainless steel 1.5 bowl sink with a chrome mixer tap over. There are inset ceiling spotlights, under cupboard lighting, central heating radiator and uPVC double glazed window to front.

UTILITY

Accessed from the entrance hallway, there is base units with wood effect laminate worktops, plumbing for a washing machine, and a stainless-steel sink with a chrome mixer tap over. There is a ceiling light, extractor fan, central heating radiator, and a composite and obscure door giving access to the side of the home.





LIVING ROOM

An excellently proportioned principle reception space positioned to the rear of the home. This room has two ceiling lights, wood effect flooring, two central heating radiators and natural light gained via uPVC double glazed window to the rear and twin uPVC French doors giving access to the rear garden.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first-floor landing with spindle balustrade, ceiling light, central heating radiator, and access to the airing cupboard housing the hot water tank. Here we gain access to the following rooms;

BEDROOM ONE

A double bedroom with a ceiling light, central heating radiator, uPVC double glazed window to the rear and built in wardrobes.

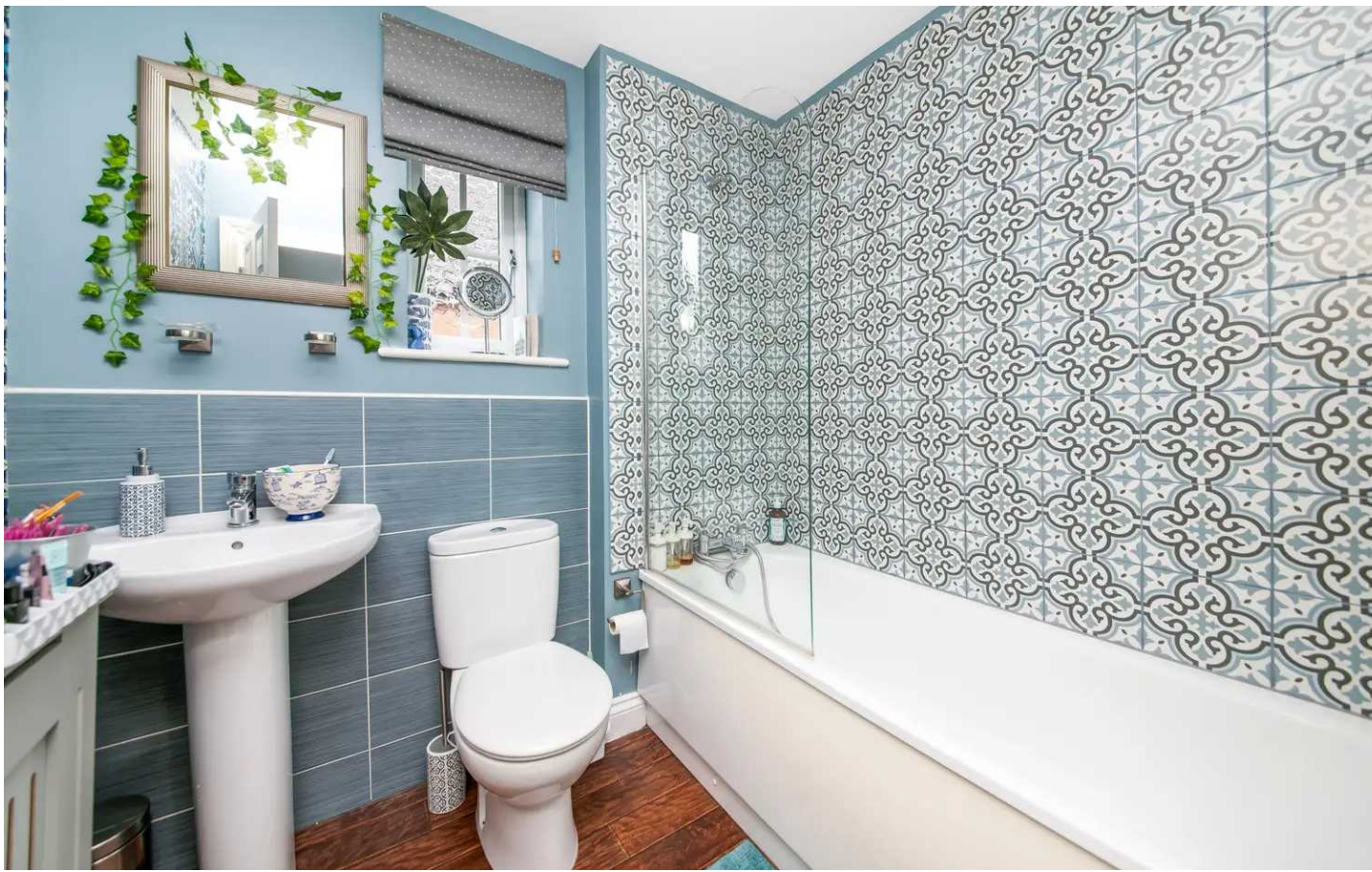
EN-SUITE SHOWER ROOM

Comprising a three-piece white suite, in the form of a close coupled W.C, pedestal basin with chrome mixer tap over, and a shower enclosure with mains chrome mixer shower within. There is a ceiling light, extractor fan, shaving socket, part tiling to walls, and a central heating radiator.

BEDROOM TWO

A further double bedroom, there is a ceiling light, central heating radiator, uPVC double glazed window to the rear.





BEDROOM THREE

A further double bedroom, there is a ceiling light, central heating radiator, uPVC double glazed window to the front.

BEDROOM FOUR

Currently used as a study, there is a ceiling light, central heating radiator, uPVC double glazed window.

HOUSE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap with shower attachment and shower screen. There is ceiling light, extractor fan, part tiling to the walls, central heating radiator and obscure uPVC double glazed window to the side.

OUTSIDE

To the front is a low maintenance gravelled flowerbed. To the side of the property there is a tarmacked driveway providing off street parking for 2-3 vehicles and there is also a water tap. The driveway then leads to the single garage on block with up and over door with a pitched roof, providing under eaves storage. A gate leads to the rear garden which can also be accessed from the French doors in the living room. To the rear of the home there is a lawned garden space with perimeter fencing, and flowerbeds containing various plants and shrubs. There is space for a shed, an outdoor double electric socket which the vendor informs has been recently installed, and a seating area immediately behind the home.





ADDITIONAL INFORMATION

The EPC Rating is C-79, the council tax band is D, and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400.

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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