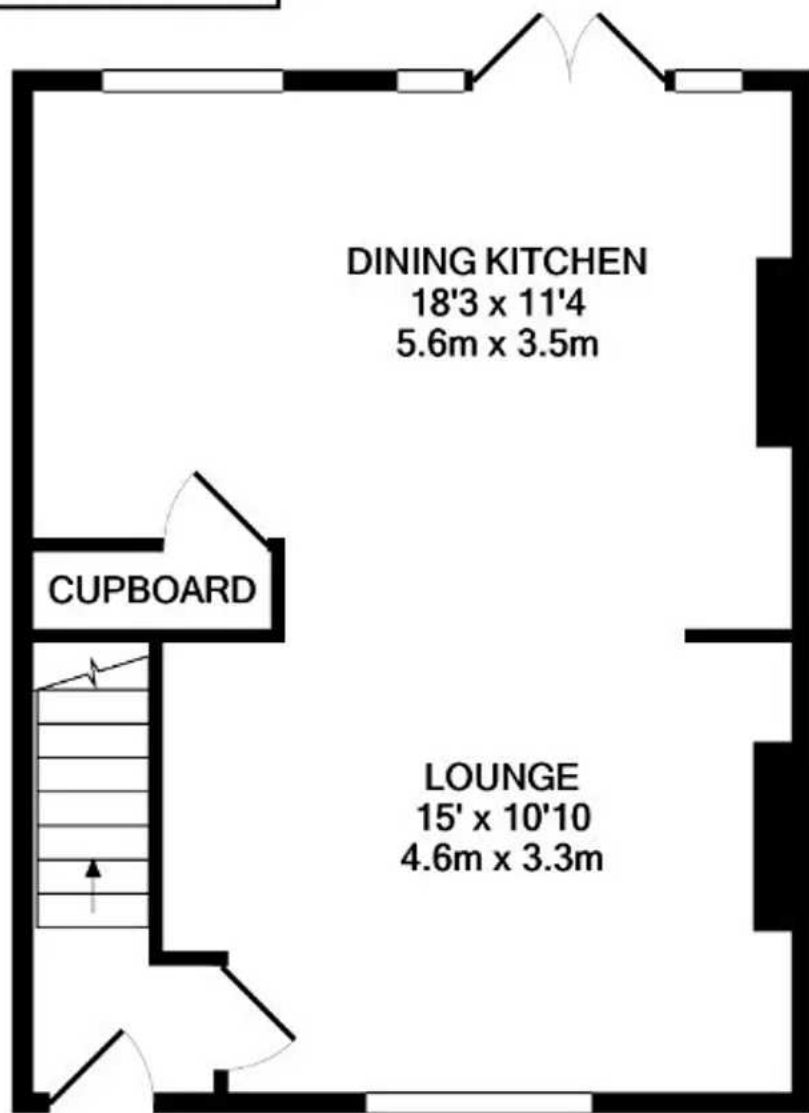




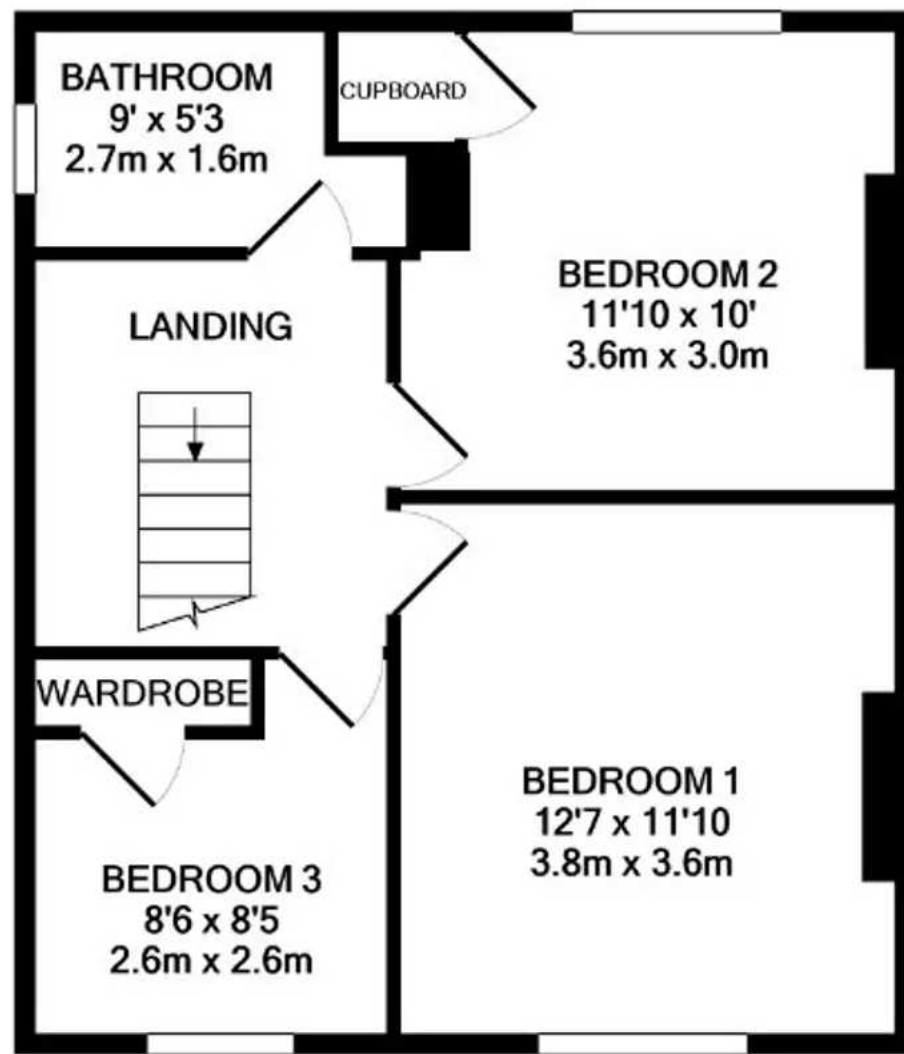
Fir Tree, Thurgoland

Sheffield

Offers in Region of **£165,000**



GROUND FLOOR



1ST FLOOR



Fir Tree

Thurgoland, Sheffield

SITUATED IN THIS EVER POPULAR VILLAGE OF THURGOLAND, WE OFFER TO THE MARKET THIS SIGNIFICANTLY UPGRADED THREE BEDROOM PROPERTY OFFERING READY TO MOVE INTO ACCOMMODATION IN A TWO STOREY CONFIGURATION, WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hallway, living room and open plan dining kitchen. To the first floor, there are three generous sized bedrooms and modern family bathroom. Outside, there are gardens to the front and rear of the home, with the potential for off street parking to the front, given the necessary planning and consents. The EPC rating is D-58 and the council tax band is A.





ENTRANCE HALLWAY

Entrance gained via uPVC and decoratively glazed door into the entrance hallway, with ceiling light, central heating radiator and staircase rising to the first floor. A timber and glazed door opens through to the living room.

LIVING ROOM

A front facing reception space with uPVC double glazed window to the front, ceiling light and central heating radiator. Archway then leads through to the dining kitchen.

DINING KITCHEN

Having a fabulous open plan feel with the living space to the front, this area incorporates both kitchen and dining spaces with ample room for dining table and chairs. The kitchen itself has a range of wall and base units in a light grey wood effect with laminate worktops and tiled splashbacks. There are integrated appliances in the form of integrated electric oven and electric hob with extractor fan over, plumbing for a washing machine, space for two further appliances and a stainless steel sink with chrome mixer tap over. There are two ceiling lights, central heating radiator, natural light gained via uPVC double glazed window to the rear and twin French doors in uPVC with matching glazed side panels giving access to the rear garden. There is also access to a storage cupboard.



FIRST FLOOR LANDING

From the entrance hallway, the staircase rises to the first floor landing. A spacious landing with ceiling light and access to the loft via a hatch, here we gain access to the following rooms.

BEDROOM ONE

An excellently proportioned master bedroom with ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM TWO

A further double bedroom, this time rear facing with ceiling light, central heating radiator and uPVC double glazed window overlooking the rear garden. There is access to an airing cupboard housing the boiler.

BEDROOM THREE

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

FAMILY BATHROOM

Boasting a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and bath with chrome mixer tap and mains fed chrome mixer shower over with a glazed shower screen. There is ceiling light, full tiling to walls and floor, chrome towel rail/radiator and natural light is gained via two separate uPVC obscure glazed windows to the rear.

GARDEN

To the front of the home, there is a lawned garden space with concrete path, given the necessary planning and consents this could potentially be turned into off street parking if so desired. An alley down the side of the property leads to the rear garden, with stone coal stone, concrete seating area and raised lawned space with raised flower beds.





ADDITIONAL INFORMATION

The EPC Rating is D-58 and the council tax band is A. 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

MAILING LIST

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MORTGAGE ADVICE

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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