

Simon Blyth
ESTATE AGENTS

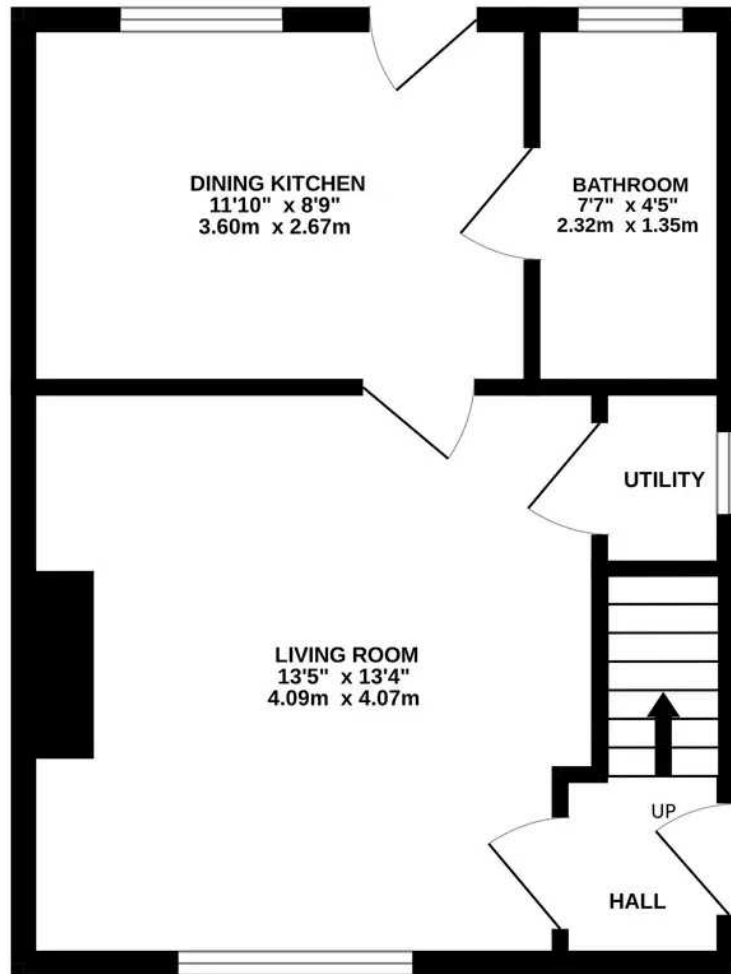


Coultas Avenue, Deepcar

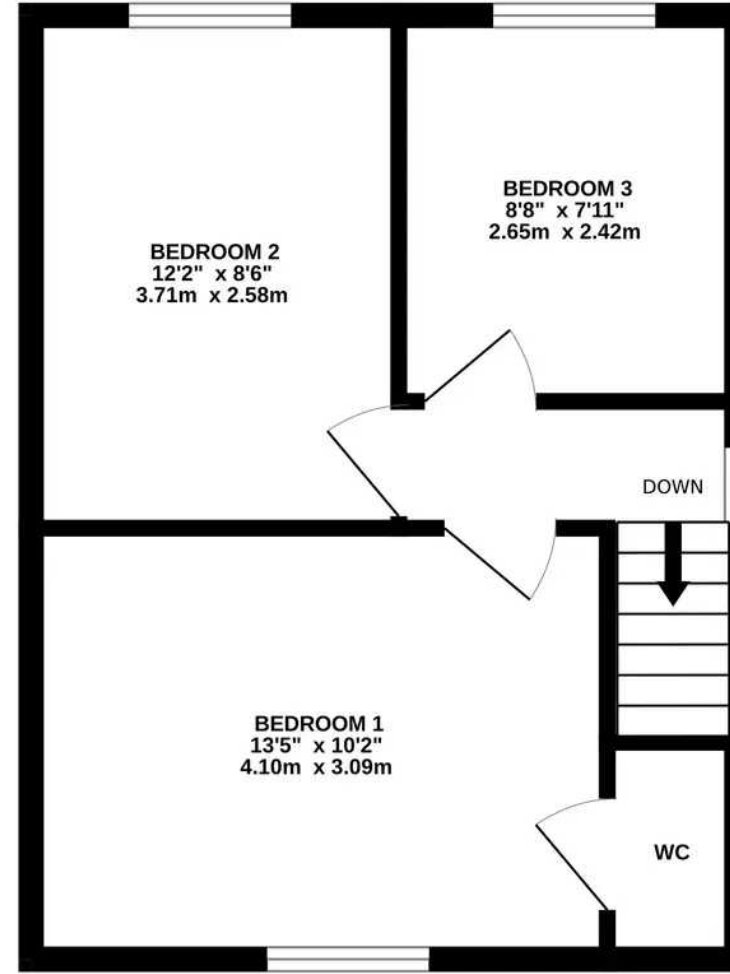
Sheffield

Offers in Region of **£180,000**

GROUND FLOOR



1ST FLOOR



COULTAS AVENUE

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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Coultas Avenue

Deepcar, Sheffield

LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC, WE OFFER TO THE MARKET THIS THREE BEDROOM FAMILY HOME WITH AN IMPRESSIVE PLOT AND OFFERING SUBSTANTIAL GARDENS TO THREE SIDES AND OFF STREET PARKING. WITH ACCOMMODATION OVER TWO STOREYS AS FOLLOWS; To the ground floor, entrance hall, living room, dining kitchen and bathroom and to the first floor there are three bedrooms. Outside, there is a garden to the front with off street parking to the side with a carport and an expansive lawned garden to the rear with hard standing for a shed a growing space. The EPC rating is C-70 and the council tax band is A.





ENTRANCE HALL

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

LIVING ROOM

A front facing reception space, with the main focal point being a multi-fuel stove sat within a brick surround. There is ceiling light, coving to the ceiling, tiled floor, central heating radiator and uPVC double glazed window to the front. A door opens through to a storage cupboard underneath the stairs, which has it's own obscure uPVC double glazed window to the side of the property, there is also plumbing for a washing machine. From the living room a door opens through to the dining kitchen.

DINING KITCHEN

With space for dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting wood block effect worktops and continuation of the wood effect tiled flooring. There are integrated appliances in the form of a stainless steel electric oven with four burner induction hob, integrated fridge freezer, integrated slimline dishwasher and a ceramic one and half bowl sink with chrome mixer tap over. The room has inset ceiling spotlights, uPVC double glazed window to the rear and composite and decoratively glazed stable style door giving access to the rear garden. From the dining kitchen a door opens through to the bathroom.



BATHROOM

Comprising a three piece modern white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps and mains fed chrome mixer shower over with glazed shower screen. There are inset ceiling spotlights, full tiling to the walls and floor, extractor fan, chrome towel rail/radiator and obscure uPVC double glazed window to the rear.

FIRST FLOOR LANDING

From the entrance hall the staircase rises and turns to the first floor landing with ceiling light, access to the loft via a hatch and uPVC double glazed window to the side. Here we gain entrance to the following rooms.

BEDROOM ONE

A spacious double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the front. A door opens through to the W.C.

MASTER W.C.

With close coupled W.C. and pedestal basin with chrome taps over. There is ceiling light and wood effect laminate flooring.

BEDROOM TWO

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

BEDROOM THREE

Also rear facing with ceiling light, central heating radiator and uPVC double glazed window.



OUTSIDE

The home enjoys a pleasant plot with substantial gardens to three sides. to the front of the home is a lawned garden area with perimeter flower beds and fencing. To the side of the home is a concrete driveway providing off street parking for two vehicles, leading the carport with potential for off street parking if so desired. A timber gate then opens to the rear garden, of excellent proportions this has a substantial lawned area, seating space, hard standing for a shed/workshop and an enclosed area for growing vegetables or similar.





ADDITIONAL INFORMATION

The EPC Rating is C-70 and the council tax band is A and we are informed by the vendor that the property is freehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 - 4:00pm

Sunday - 11:00 am - 4:00pm



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