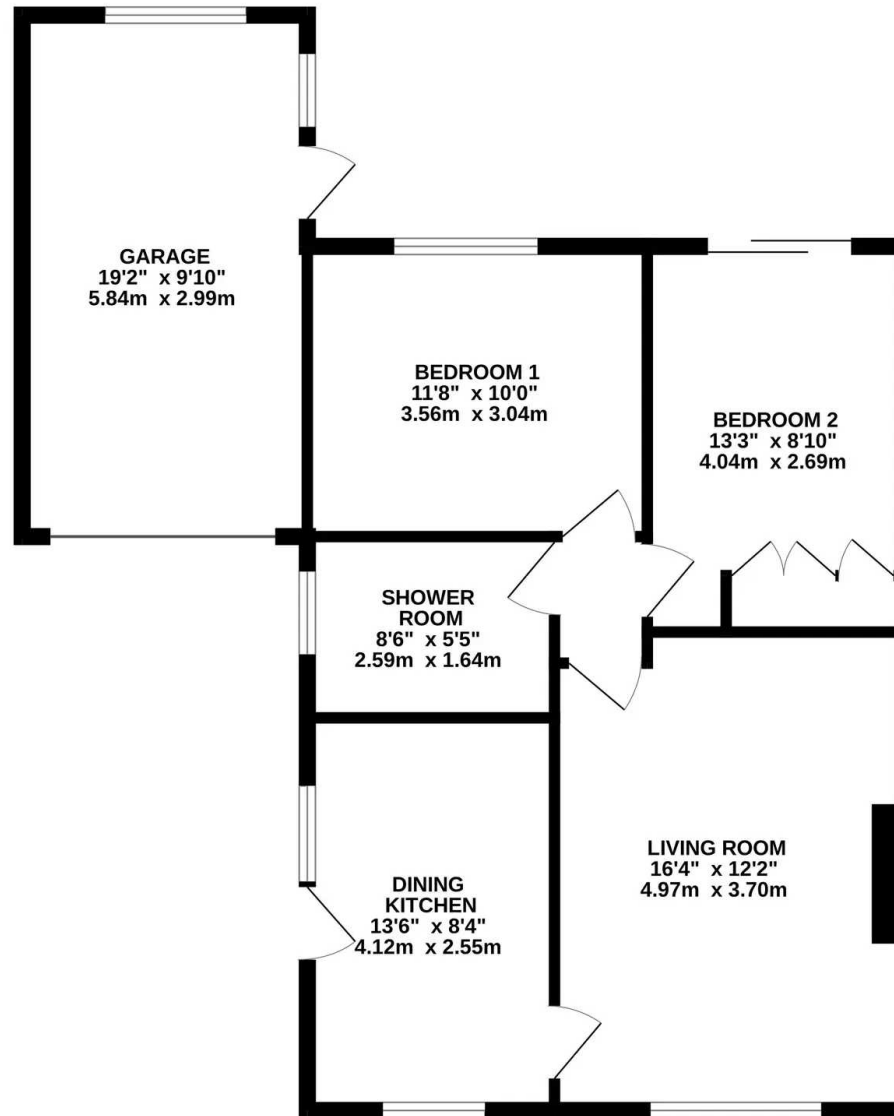




**St. Margaret Avenue, Deepcar**

Sheffield

Offers in Region of **£180,000**



ST MARGARET 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.  
Made with Metropix ©2024



## St. Margaret Avenue

Deepcar, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS TWO BEDROOM SEMI-DETACHED BUNGALOW, OFFERING SINGLE STOREY ACCOMMODATION, DRIVEWAY, GARAGE AND PLAYING FIELDS TO THE REAR. A TRUE BUNGALOW IDEAL FOR THOSE LOOKING FOR ACCOMMODATION ON ONE LEVEL AND BEING WELL SITUATED CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. THE ACCOMMODATION IS AS FOLLOWS; Breakfast kitchen, living room, two double bedrooms, including bedroom two with sliding doors to the rear garden and shower room. Externally, there are gardens to the front and rear, driveway and garage. The EPC rating is C-69 and the council tax band is B.





### ENTRANCE

Entrance gained via uPVC and obscure glazed door into the breakfast kitchen.

### BREAKFAST KITCHEN

With space for table and chairs, the kitchen itself has a range of wall and base units in a wood effect with laminate worktops, matching upstands and integrated appliances in the form of electric oven and electric hob with extractor fan over, plumbing for a washing machine, stainless steel sink with chrome mixer tap over, space for a free standing fridge freezer and central heating radiator. There is ceiling strip light, further under cupboard lighting and natural light is gained via uPVC double glazed windows to the rear and side elevations. A door then opens through to the living room.

### LIVING ROOM

An excellently proportioned principal reception space, with the main focal point being an electric fire set within a surround. There is ceiling light, two wall lights, central heating radiator and uPVC double glazed window to the front. A door in turn leads through to the inner hallway, with access to the loft via a hatch with a drop down ladder.

### BEDROOM ONE

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



### BEDROOM TWO

With built in wardrobes, this further double bedroom has ceiling light, central heating radiator and sliding aluminium double glazed doors giving access to the rear garden.

### SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., basin sat within a vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, inset spotlight, central heating radiator and obscure uPVC double glazed window to the side.

### OUTSIDE

To the front of the home is a lawned garden space with flower beds and there is a flagged driveway providing off street parking to the side of the home for two vehicles, which leads to the garage. Accessed via an up and over door, this provides further off street parking or storage and also has a uPVC door leading into the garden. To the rear of the home is a tiered garden, immediately behind the home is a flagged patio seating area with steps leading up to further planters with the top section being a lawned space, there is part fencing and hedging.





## **ADDITIONAL INFORMATION**

The EPC rating is C-69 and the council tax band is B. 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)

## **COPYRIGHT**

Unauthorized reproduction prohibited.

## **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 TIMES**

### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

Harry Brearley House, Fox Valley, Stockbridge - S36 2AB

0114 3216590

[sheffield@simonblyth.co.uk](mailto:sheffield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000