

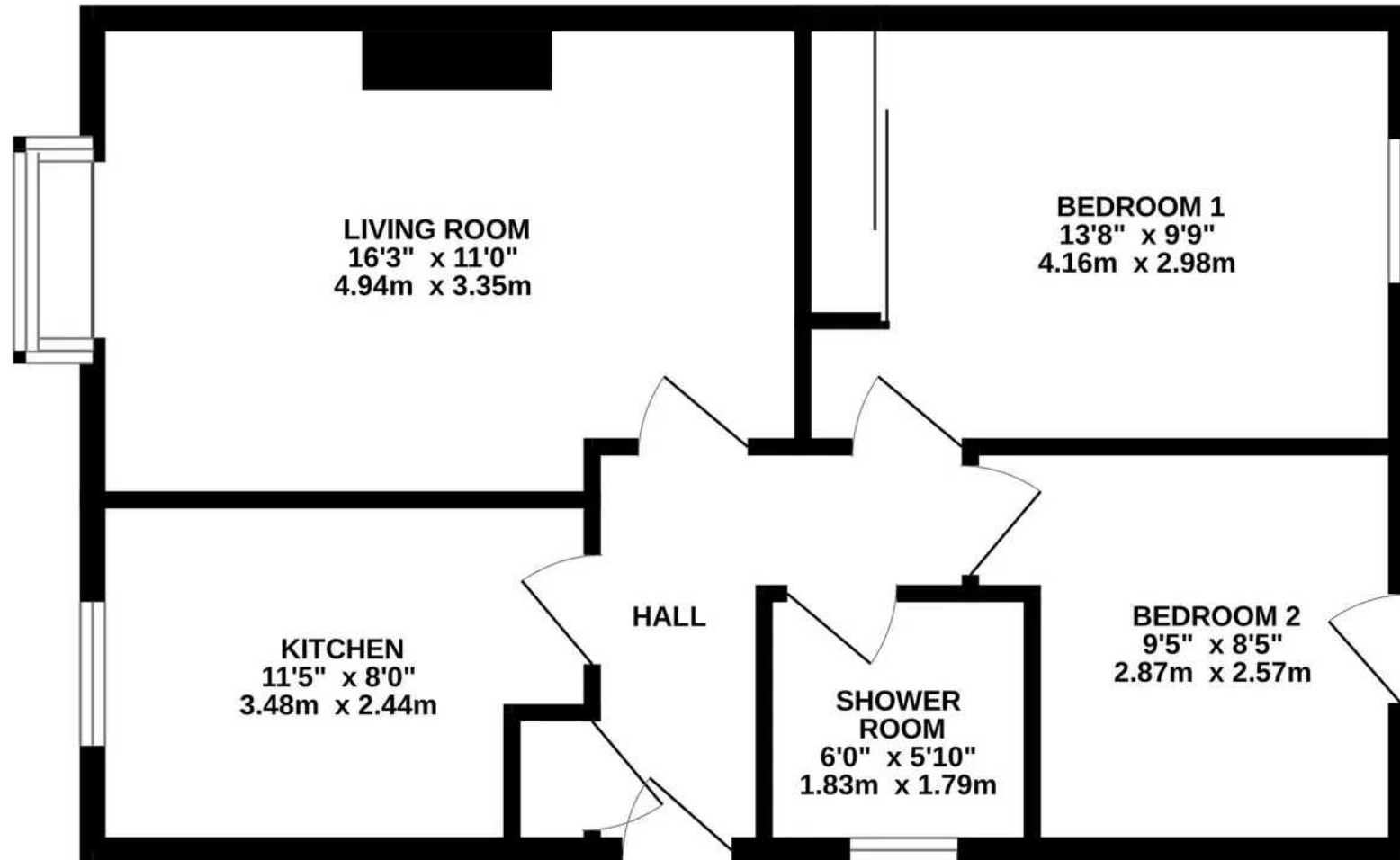
Simon Blyth
ESTATE AGENTS



Fenton Fields

Rotherham

Offers in Region of **£180,000**



FENTON FIELDS

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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Fenton Fields

Rotherham

A TWO DOUBLE BEDROOM DETACHED TRUE BUNGALOW, OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN AND OFFERING READY TO MOVE INTO ACCOMMODATION IN THIS POPULAR, COMMUTABLE RESIDENTIAL DEVELOPMENT. IDEAL FOR THOSE LOOKING FOR SINGLE STOREY ACCOMMODATION, THE PROPERTY COMPRISES OF THE FOLLOWING; Entrance hallway, breakfast kitchen, living room, two double bedrooms and shower room. Outside there are gardens to three sides and secure off street parking leading to the detached garage. The EPC rating is D-68 and the council tax band is B.



ENTRANCE HALLWAY

Entrance gained via uPVC and decoratively glazed door into the entrance hallway. An L shaped entrance hallway with ceiling light, central heating radiator, access to the loft via a hatch and access to a storage cupboard and you can also find the console for the house alarm. Here we gain entrance to the following rooms.

BREAKFAST KITCHEN

With a range of wall and base units in an ivory shaker style with contrasting wood block effect laminate worktops and tiled splashbacks. There are integrated appliances in the form of electric stainless steel oven with four burner gas hob and extractor fan over, integrated fridge freezer, integrated slimline dishwasher, one and a half bowl stainless steel sink with chrome mixer tap over and plumbing for a washing machine. There are inset ceiling spotlights, further under cupboard lighting, central heating radiator and uPVC double glazed window. There is also space for a dining table and chairs.

LIVING ROOM

A well proportioned principal reception space with the main focal point being an electric fire set within a surround. There are inset ceiling spotlights, central heating radiator and uPVC double glazed bay window.

BEDROOM ONE

A double bedroom with a bank of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window.



BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed door giving access to the garden.

SHOWER ROOM

A modern shower room 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 shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to the walls, chrome towel rail/radiator and obscure uPVC double glazed window.

OUTSIDE

The home enjoys a corner plot position with gardens to three sides, to the front of the home there are lawned areas with various plants and shrubs with central path, this garden area continues to the side of the home where a gate opens to the further side garden. This area has a low maintenance flagged seating area and raised lawned space with perimeter fencing. In addition there are twin timber gates that open onto the driveway providing off street parking which in turn leads to the detached garage.





ADDITIONAL INFORMATION

The EPC Rating is D-65 rating, the council tax band is C 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

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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 - 4:00pm

Sunday - 11:00 am - 4:00pm



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