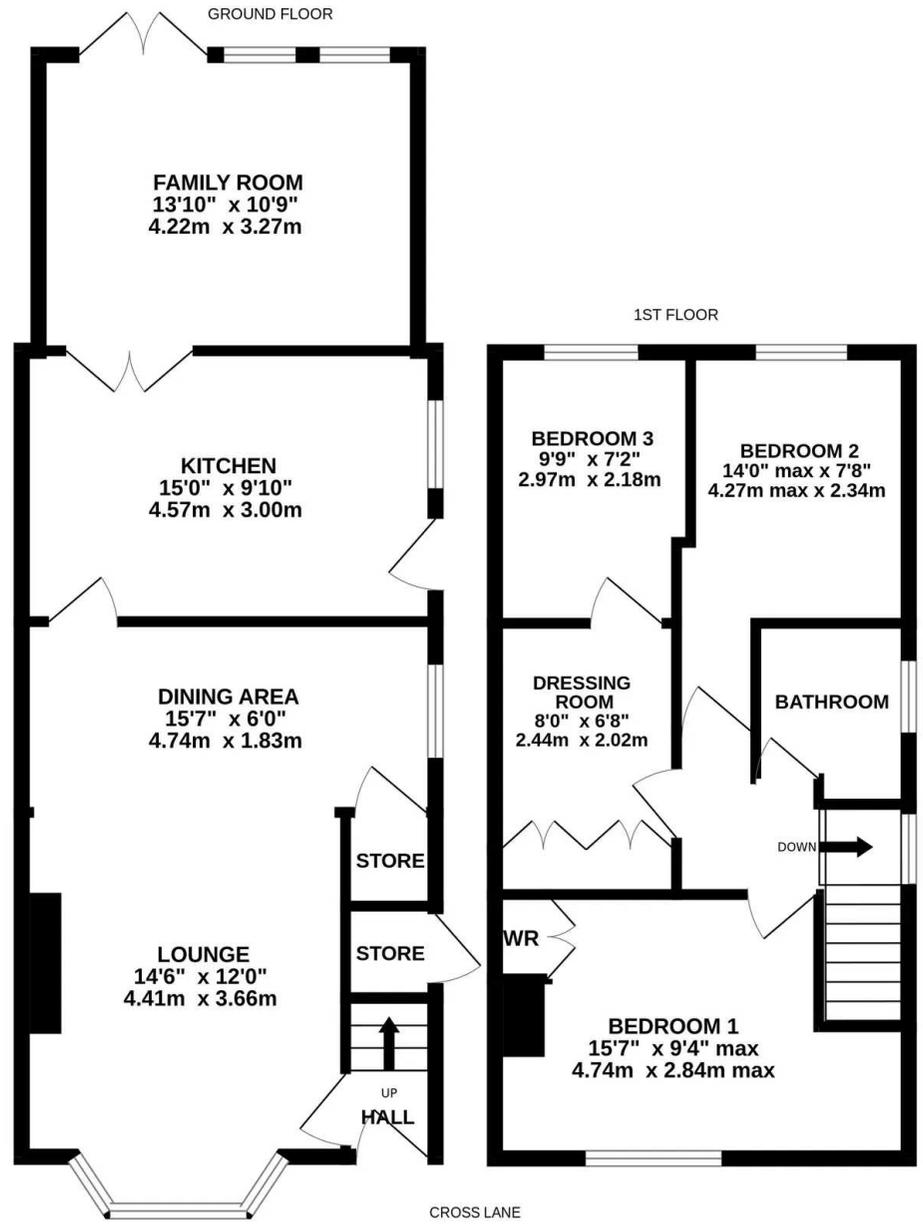




**Cross Lane, Stocksbridge**

Sheffield

Offers in Region of **£220,000**



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## Cross Lane

Stocksbridge, Sheffield

A LOVELY SEMI-DETACHED PROPERTY ENJOYING A FABULOUS OPEN ASPECT OF THE FARMERS FIELDS TO THE REAR AND A SHORT DISTANCE AWAY FROM THE UNDERBANK RESEVOIR, THIS SIGNIFICANTLY EXTENDED FAMILY HOME OFFERS A WEALTH OF VERSATILE ACCOMMODATION IN A TWO STOREY CONFIGURATION AS FOLLOWS; To the ground floor, entrance hallway, spacious living/dining room, breakfast kitchen and garden room. To the first floor, there are three bedrooms including bedroom two which is separated into two separate sleeping areas and house bathroom. Outside, there is a low maintenance area to the front with potential to create off street parking given the necessary planning and consents, access to the outbuilding at the side of the home and a generous lawned garden to the rear. The EPC rating is D-68 and the council tax band is A.



### ENTRANCE HALLWAY

Entrance gained via uPVC and decoratively glazed door into the entrance hallway, with staircase rising to the first floor. A door opens through to the living/dining room.

### LIVING/DINING ROOM

A fabulously proportioned principal reception space with ample room for living and dining furniture in a configuration of your choice. The main focal point being an electric living flame effect fire set within an ornate surround, there are two ceiling lights, coving to the ceiling, two central heating radiators, wood effect laminate flooring and natural light is gained via uPVC bay window to the front and further window to the side. There is also access to the under stairs storage cupboard, which houses the combination boiler. A door opens through to the breakfast kitchen.

### BREAKFAST KITCHEN

With a breakfast bar seating area, the kitchen itself has a range of wall and base units in a wood effect with laminate worktops and tile splashbacks. There is space for a range cooker, plumbing for a washing machine, space for a free standing American style fridge freezer and a stainless steel sink with chrome mixer tap over. There is ceiling light, part tiling to the walls, central heating radiator, uPVC double glazed window to the side and uPVC and obscure glazed door giving access out. Twin French doors in uPVC and double glazing open through to the garden room.

### GARDEN ROOM

A fabulous addition to the home offering a further versatile reception space, with views over the rear garden and field beyond via uPVC double glazed windows with further twin French doors giving access out. There are two ceiling lights and central heating radiator.



### FIRST FLOOR LANDING

From the entrance hallway 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 front facing double bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front with views across the valley.

### BEDROOM TWO

Forming part of the double storey extension to the home, this is actually separated into two sleeping areas though share the same access and cannot therefore be called two separate rooms. The first room has built in wardrobes and ceiling light. A door then leads through to the back sleeping area with ceiling light, central heating radiator and uPVC double glazed window with views.

### BEDROOM THREE

Again rear facing and again enjoying views afield beyond the garden via uPVC double glazed window, there is ceiling light, coving to the ceiling and central heating radiator.

### BATHROOM

Comprising a three piece 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 within, with glazed shower screen. There is ceiling light, coving to the ceiling, full tiling to the walls and floor, chrome towel rail/radiator and obscure uPVC double glazed window to the side.







## OUTSIDE

To the front of the home, there is a low maintenance gravelled area with potential to create off street parking given the necessary planning and consents, as have been done by the neighbouring properties. A path to the side of the home leads to a timber gate which opens to the rear garden, a fabulously proportioned rear garden being principally lawned with path and perimeter fencing and flower beds containing various plants and shrubs. The top section of the garden has a raised flagged seating area and pond, this enjoys a lovely aspect bordering the neighbouring farmers fields.



## **ADDITIONAL INFORMATION**

The EPC Rating is D-68 rating, 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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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

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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.

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## **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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