

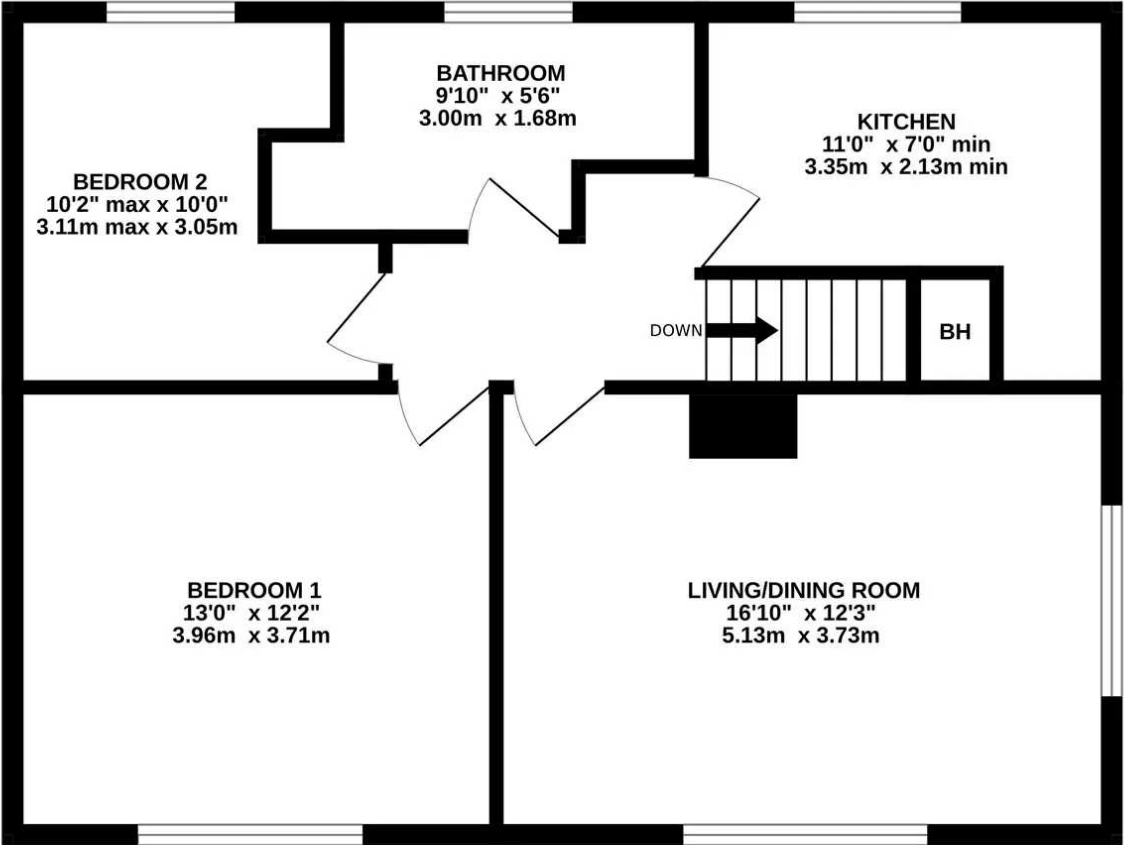


Chestnut Avenue

Stocksbridge, Sheffield

Offers Over **£99,000**

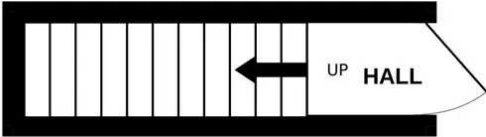
1ST FLOOR



CHESTNUT AVENUE

ENTRANCE FLOOR

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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Chestnut Avenue

Stocksbridge, Sheffield

*FOR SALE BY MODERN METHOD OF AUCTION;
OFFERS OVER £99,000 PLUS RESERVATION FEE**

A WELL PROPORTIONED TWO BEDROOM FIRST FLOOR APARTMENT WITH A GENEROUS GARDEN, OCCUPYING A POSITION ON THIS POPULAR RESIDENTIAL DEVELOPMENT WHICH IS CLOSE TO LOCAL AMENITIES INCLUDING FOX VALEY RETAIL PARK. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN THE ACCOMMODATION BRIEFLY COMPRISES; Own private entrance at ground level, fitted kitchen, living/dining room, two bedrooms and bathroom. The EPC rating is D-55 and the council tax band is A.





ENTRANCE

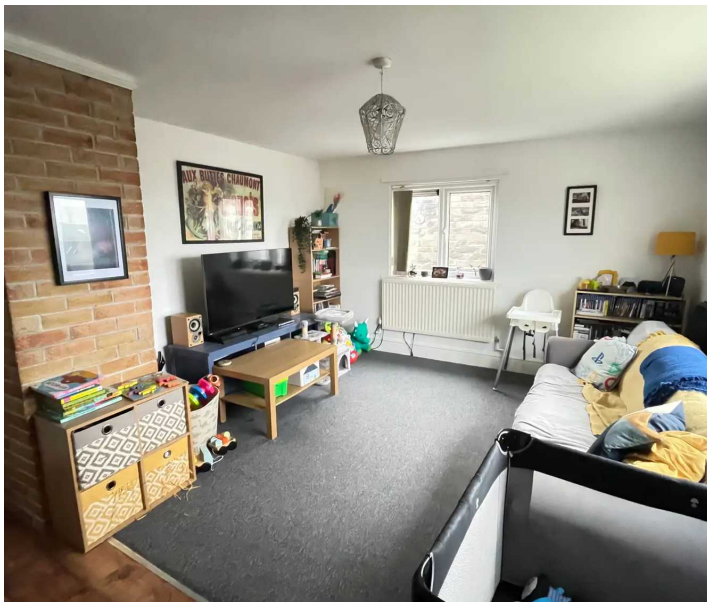
Entrance gained via uPVC and obscure glazed door at ground level with own private staircase rising to the first floor. On the first floor landing there is ceiling light, central heating radiator, wood effect laminate flooring and access to the loft via a hatch with a drop down ladder. Here we gain entrance to the following rooms.

LIVING/DINING ROOM

An excellently proportioned principal reception space with ample room for both living and dining furniture if so desired. Natural light is gained via two elevations with uPVC double glazed windows, there is ceiling light, part laminate flooring and two central heating radiators.

KITCHEN

With a range of wall and base units in a wood effect with laminate worktops with matching upstands and continuation of the wood effect laminate flooring. There is an electric oven with four burner gas hob, stainless steel splashback and extractor fan over, there is plumbing for a washing machine and space for a fridge freezer on the bulkhead. The room has ceiling light and uPVC double glazed window to the rear.



BEDROOM ONE

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

BEDROOM TWO

Currently used as a nursery, there is ceiling light, central heating radiator, uPVC double glazed window to the rear and continuation of the wood effect laminate flooring.

BATHROOM

With a four piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over, double shower enclosure with mains fed mixer shower within and bath with chrome taps. There is ceiling light, tiling to the walls and floor, chrome towel rail/radiator and obscure uPVC double glazed window to the rear.





OUTSIDE

Entrance to the flat is found behind a timber gate to the side of the building, from the front door access to the garden is via neighbouring downstairs flat with timber gate then opening onto the spacious L shaped outdoor space. There are flagged patio seating areas, lawned area, further space for sheds and the garden is enclosed with perimeter fencing. There is also access to an outhouse.

AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.



ADDITIONAL INFORMATION

The EPC Rating is D-55 , the Council Tax Band is A and we are informed by the vendor that the property is Leasehold. This property has a rental income of £675 per calendar month and can be sold with tenant in situ.

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

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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



Simon Blyth Estate Agents

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

0114 3216590

sheffield@simonblyth.co.uk

www.simonblyth.co.uk/

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