Crucible

Homes



Mellor Lea Farm Garth Ecclesfield, S35 9TY

£295,000



Overview

Three Bedrooms

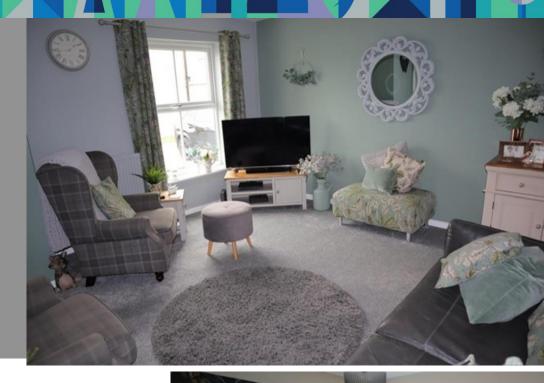
Very Well Presented Throughout

Conservatory

Downstairs WC and Ensuite

Single Detached Garage

EPC Rating - D



Description

SUMMARY Crucible Homes welcome this VERY WELL presented THREE bedroom detached family home, nicely situated and tucked back in a cul-de-sac.

This property not only have a welcoming feel, but is move in ready as the current owners have recently decorated and tastefully accessorised throughout.

You enter through the front door which leads you to the entrance hallway and downstairs WC. From there you go through to the well-proportioned living room which benefits from having under stair storage. Through to the kitchen/diner, are ample wall and base units with Marple effect worktops and splash backs, and space for free standing appliances. French doors leading you through to a lovely conservatory currently used as an additional sitting room, which looks out onto the rear enclosed garden, which would be ideally for entertaining.

To the first floor is a modern three piece bathroom fitted with a white suite comprising of bath with shower over, WC and wash hand basin. Along the landing you have the master bedroom which benefits from having a separate shower room with wash hand basin. There are a further two bedrooms one being double and one having built in storage.

Externally is a single detached garage with lighting and electrics, which stands at the top of a driveway which would provide ample parking. Enclosed rear garden which is mainly laid to lawn, along with a decking area.

A property that would defiantly benefit from having a viewings to appreciate the space and decor that is on offer.

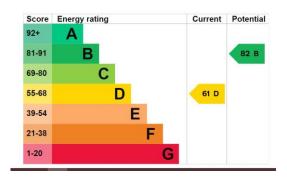












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ENTRANCE HALL

LOUNGE 13' 4" x 13' 4" (4.076m x 4.080m max)

KITCHEN/DINER 16' 6" x 9' 1" (5.030m x 2.775m)

CONSERVATORY 9' 11" x 11' 5" (3.045m max x 3.499m max)

FIRST FLOOR LANDING

BEDROOM ONE 10' 0" x 10' 11" (3.059m x 3.350m max)

SHOWER ROOM

BEDROOM TWO 10' 0" x 9' 0" (3.071m x 2.749m)

BEDROOM THREE 7' 5" x 5' 11" (2.276m x 1.820m)

BATHROOM 6' 2" x 5' 6" (1.884m x 1.687m)

SINGLE DETACHED GARAGE

AGENCY NOTES EPC Rating – D

Council Tax Band - C

Property Type - Detached

Number & Types of Rooms - See description

Construction Type - Timber Frame, Brick & Tiled Roof

Utilities - Gas Central Heating (EON Next) Yorkshire Water, Fibre

Broadband (Virgin). Good Mobile Signal - 4G

Parking - Driveway & Single Garage

Building Safety - NA

Rights & Restrictions – Not Listed. No Restrictions. No Private

Right of Way. No Public Right of Way.

Flood & Erosion Risk – NO Flooding. No Sources of Risk.

Planning Permission & Development Proposals - No Existing

Planning Permissions. No Developments the Vendor is Aware of.

Accessibility & Adaptations - NA

Coalfield or Mining Area - None







