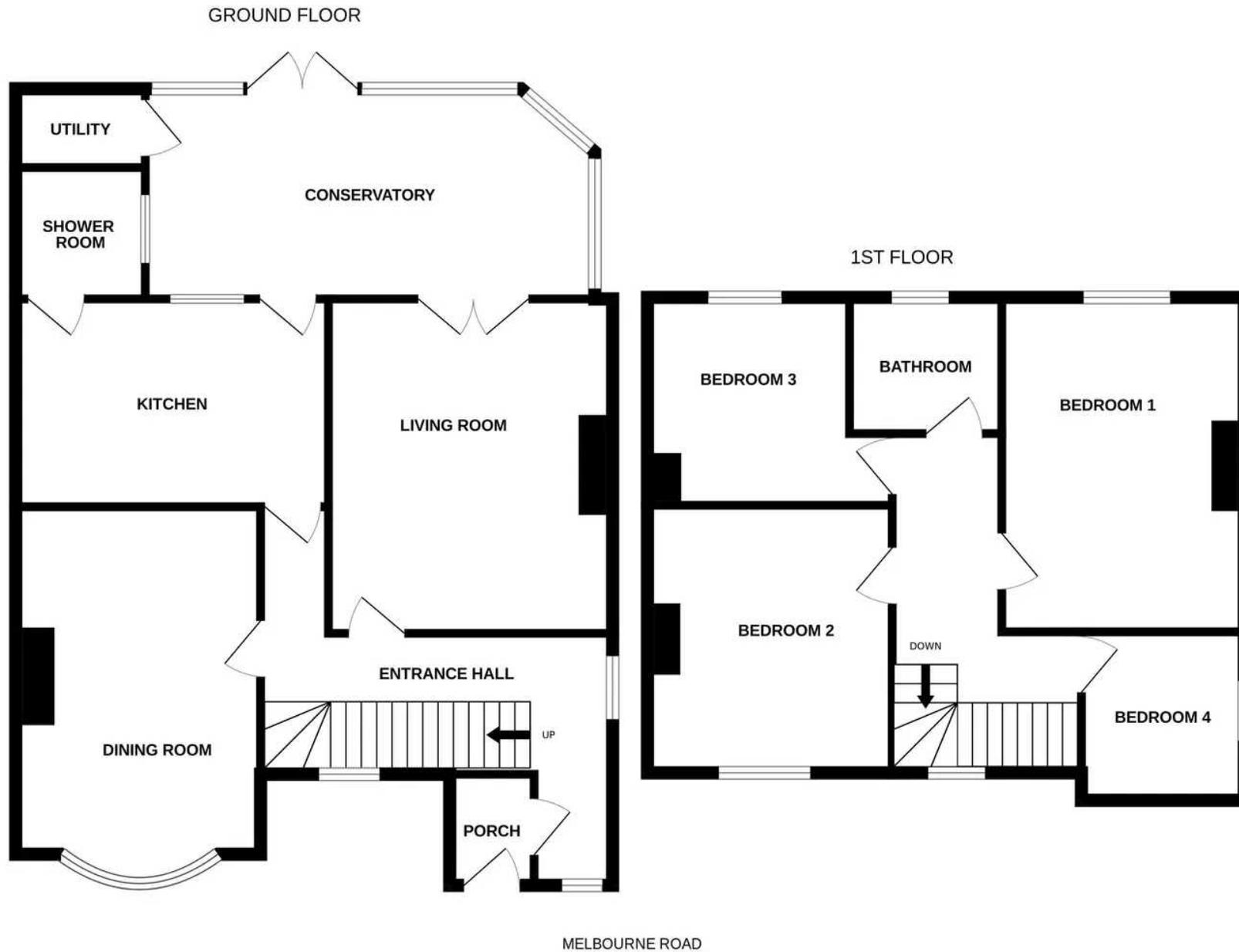




Melbourne Road, Stocksbridge

Sheffield

Offers in Region of **£260,000**



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Melbourne Road

Stocksbridge, Sheffield

A BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME OFFERING A WEALTH OF SPACIOUS ACCOMMODATION IN A TRADITIONAL TWO STORY CONFIGURATION WITH OFF STREET PARKING AND WELL SIZED GARDEN TO REAR. Beautifully appointed throughout, the accommodation comprises to ground floor; entrance porch, entrance hall, fitted kitchen, living room, dining room, conservatory, downstairs shower room and utility. To the first floor there are four bedrooms and a family bathroom, outside there are gardens to the front and rear with a driveway providing off street parking and secure storage. This lovely and substantial property ideally situated close to the local amenities including fox valley retail park and the leisure centre. Whilst being well positioned to local reservoirs and major transport links, a viewing is a must to fully appreciate the space and quality of accommodation on offer in this highly regarded setting. The EPC rating is C-69 and the council tax band is B.



ENTRANCE

Entrance gained via a composite and decoratively glazed door into entrance porch with wall light and tiled floor, with space to hang coats and a timber panelled door that opens to the entrance hallway.

ENTRANCE HALLWAY

There is a spacious entrance hallway with a continuation of ornate tiled flooring, coving to the ceiling and picture rail, there is a ceiling light, central heating radiator, uPVC double glazed window to the front and the side. There is a decorative porthole window to front, here we gain access to the following rooms.

KITCHEN

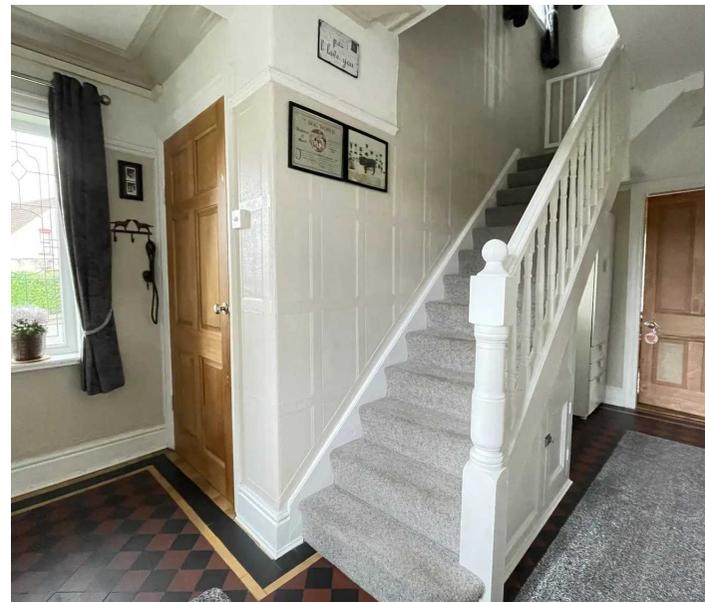
A fitted kitchen with a range of wall and base units in a wooden shaker style, granite worktops with tile splash back and tile flooring. There is space for a range cooker with extractor fan over, space for a fridge and plumbing for a dishwasher. There is a ceramic Belfast style sink with gold antique style mixer tap over, there is ceiling light, central heating radiator, uPVC double glazed window to conservatory giving access to the following.

DOWNSTAIRS SHOWER ROOM

Comprising of a close coupled W.C., wall mounted basin with chrome taps and electric shower, there is a ceiling light, full tiling to walls and floor, chrome towel rail / radiator and obscure uPVC double glazed window through to conservatory.

LIVING ROOM

A principal, reception space with the main focal point being an open fire with walling surround, there is ceiling light, picture rail, central heating radiator and solid wood flooring, timber double glazed twin doors open through to conservatory which is also accessed from entrance hallway.



DINING ROOM

An excellently proportioned, additional reception space currently used as a formal dining space however could make a snug or similar, there is ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window to front.

CONSERVATORY

A generous addition to the home, under a solid roof, under floor heating allowing all year round usage, there is uPVC double glazing to two sides and twin French doors giving access to rear garden. There are inset ceiling spotlights, tiled floor and space for appliances.

UTILITY

Moving over to the utility space, we find the washing machine and here we also find the boiler.

STAIRCASE RISING TO FIRST FLOOR

From entrance hallway, staircase rises and turns to first floor landing with a spindle balustrade and uPVC double glazed window to front, ceiling light and picture rail, here we gain access to the following rooms.

BEDROOM ONE

A rear facing double bedroom with ceiling light, picture rail, central heating radiator and uPVC double glazed window.

BEDROOM TWO

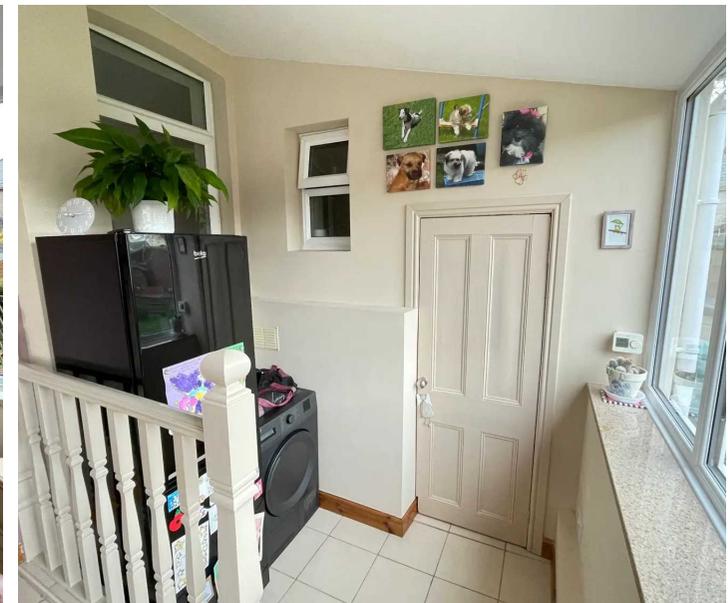
Further double bedroom, positioned to the front of the home with ceiling light, central heating radiator and uPVC double glazed window to front.

BEDROOM THREE

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

BEDROOM FOUR

Currently being used as a study / office, well sized fourth bedroom with ceiling light, central heating radiator and uPVC double glazed window to the side elevation.





HOUSE BATHROOM

Comprising of a three piece white suite in an antique style in the form of close coupled W.C., pedestal basin with chrome taps, and roll top bath with chrome mixer tap over with telephone style shower attachment. There is a ceiling light, full tiling to walls and floor, chrome towel / radiator, and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, is a lawned area with a central concrete path and flower beds containing various shrubs and plants, to the side of the home there is a tarmac drive providing off street parking, leading to attached brick-built store, this secure storage is ideal for motorbike or similar. Timber gate opens to give pedestrian access to the side of the home which in turn reaches the rear garden. To the rear of the home is a well sized and secure garden with perimeter fencing and hedging. The area behind the home has a five patio seating area, beyond which is lawned space and raised decked additional seating area.





ADDITIONAL INFORMATION

We are informed by the vendor that the EPC Rating is E-54, the council tax band is A, and 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:

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