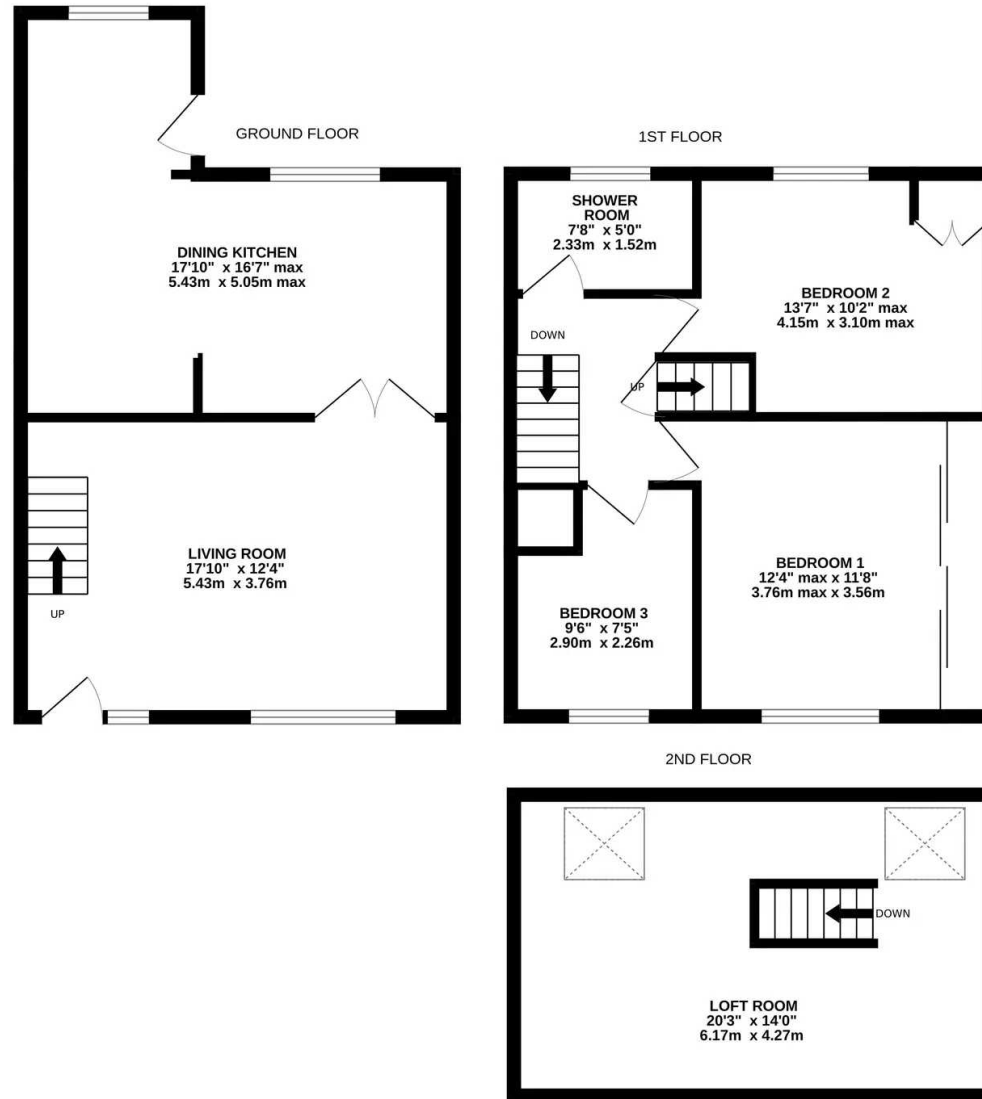




Poplar Avenue, Stocksbridge

Sheffield

Offers in Region of **£175,000**



POPLAR AVENUE

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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Poplar Avenue

Stocksbridge, Sheffield

LOCATED ON THIS QUIET RESIDENTIAL CUL- DE- SAC AND ENJOYING AN OPEN ASPECT OVER THE SCHOOL PLAYING FIELD TO REAR WITH VIEWS BEYOND, WE OFFER TO THE MARKET THIS THREE/FOUR BEDROOM PROPERTY, WELL SITUATED CLOSE TO LOCAL AMENITIES, SCHOOLING AND YET A STONES THROW AWAY FROM THE BEAUTIFUL COUNTRYSIDE. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, living room and open plan L shaped kitchen/dining room. To the first floor, there are three bedrooms and a shower room. To the second floor, there is an attic room. Outside, there is off street parking to the front and an enclosed low maintenance garden to the rear with outbuilding. A viewing is a must to appreciate the size of the accommodation on offer in this little known position. The EPC rating is D-63 and the council tax band is A.





ENTRANCE

Entrance gained via uPVC and decoratively glazed door with obscure glazed side panel into the living room.

LIVING ROOM

An excellently proportioned principal reception space with an electric fire as the focal point sat within an ornate surround, there is ceiling light, central heating radiator, uPVC double glazed window to the front and staircase rising to the first floor.

DINING KITCHEN

Twin doors in timber and glazing open through to the dining kitchen, an excellently proportioned open plan space in an L shaped configuration with ample room for dining table and chairs, breakfast bar seating area and kitchen. The kitchen itself has a range of wall and base units in a wood effect shaker style with granite effect laminate worktops with tile splashbacks, complimented by tiled floor. There are integrated appliances in the form of NEF electric stainless steel oven with four burner gas hob and chimney style extractor fan over, plumbing for a washing machine, space for an American style fridge freezer and stainless steel sink with chrome mixer tap over. The room has three ceiling lights, central heating radiator and two separate uPVC double glazed windows to the rear overlooking the school playing field.

FIRST FLOOR LANDING

From the living room the staircase rises to the first floor landing with ceiling light and access to the following rooms.



BEDROOM ONE

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

BEDROOM TWO

A further double bedroom rear facing with ceiling light, central heating radiator, built in cupboard and uPVC double glazed window with views across neighbouring playing fields towards Hunshelf bank.

BEDROOM THREE

A single bedroom with the bed being above the bulkhead, there is ceiling light and uPVC double glazed window to front.

SHOWER ROOM

Comprising a three piece modern white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and double shower enclosure with mains fed chrome mixer shower within. There is ceiling light, full tiling to walls and floor, towel rail/radiator and obscure uPVC double glazed to the rear.

SECOND FLOOR LANDING

From landing a door opens to the staircase which rises to the attic room.

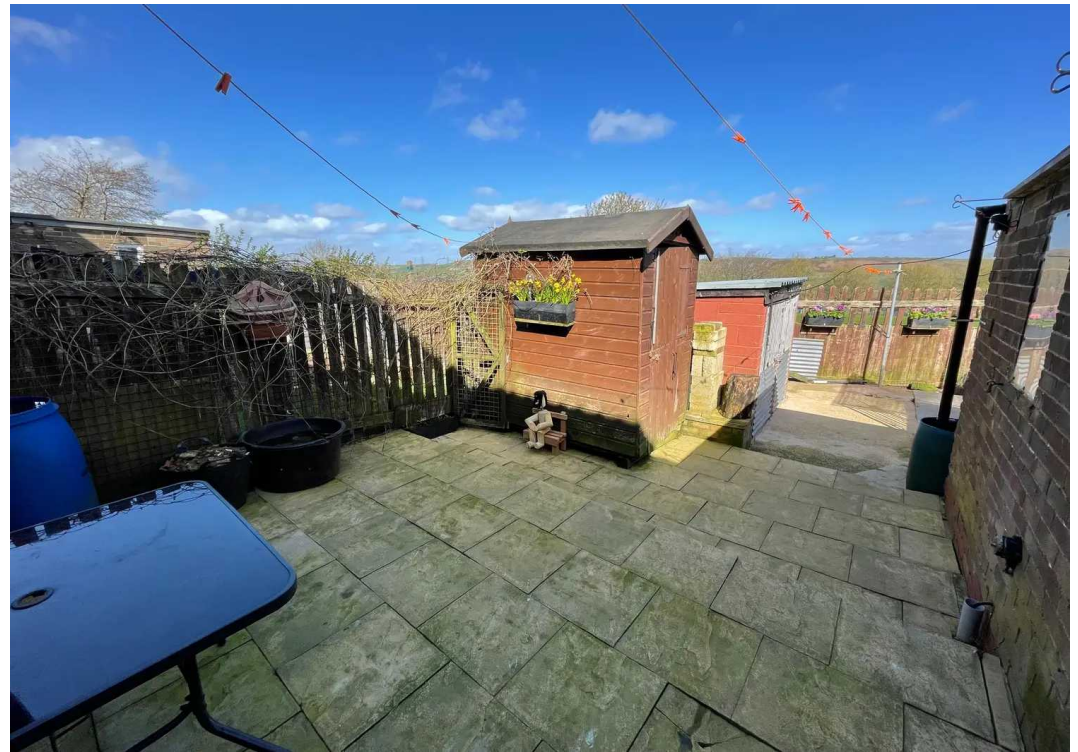
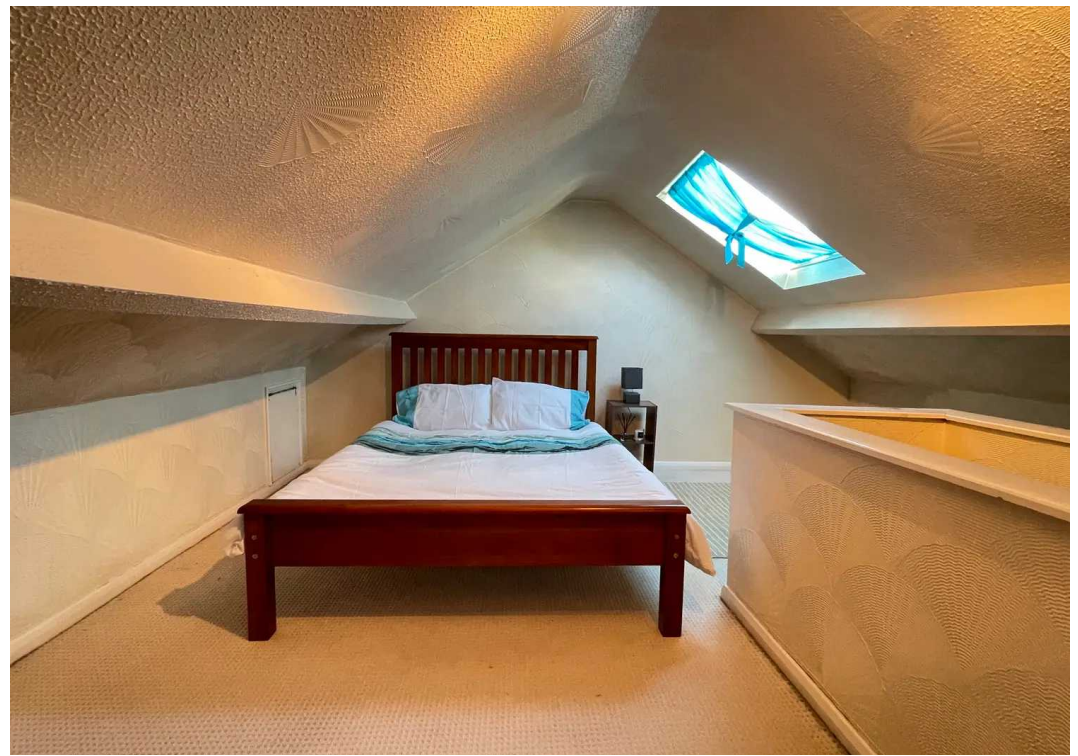
ATTIC ROOM

An attic room with ceiling light, central heating radiator, two sky lights to the rear and there is access to the under eaves storage, please note there is some restricted head height.

OUTSIDE

To front is a block paved driveway providing off street parking, steps lead to the side of the property which in turn leads to the rear garden. There is access to a brick built outbuilding, gate in turn then leads to the rear garden which is low maintenance in nature with five patio seating area, fully enclosed within perimeter fencing and currently has two brick-built kennels.





ADDITIONAL INFORMATION

The EPC Rating is D-63, 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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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

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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.

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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