

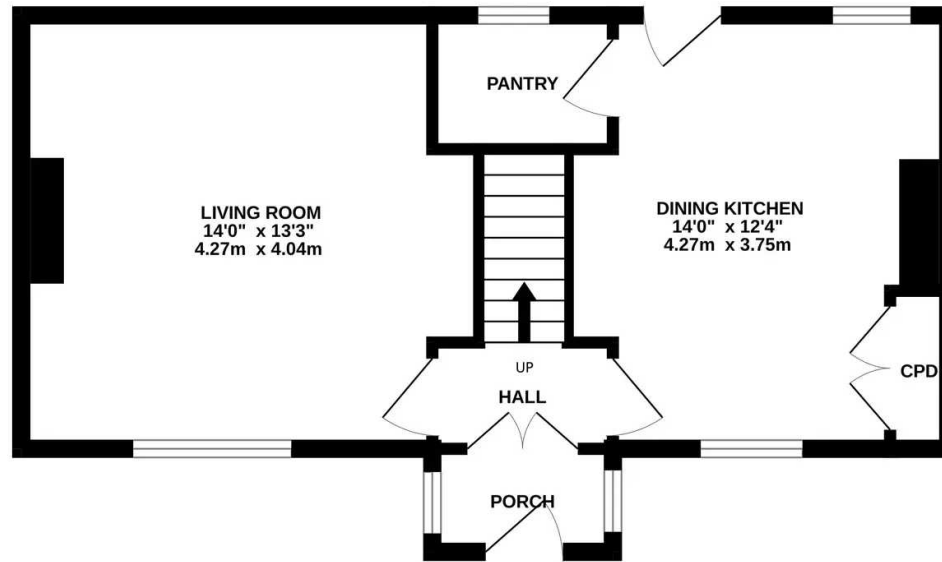


Manchester Road, Thurlstone

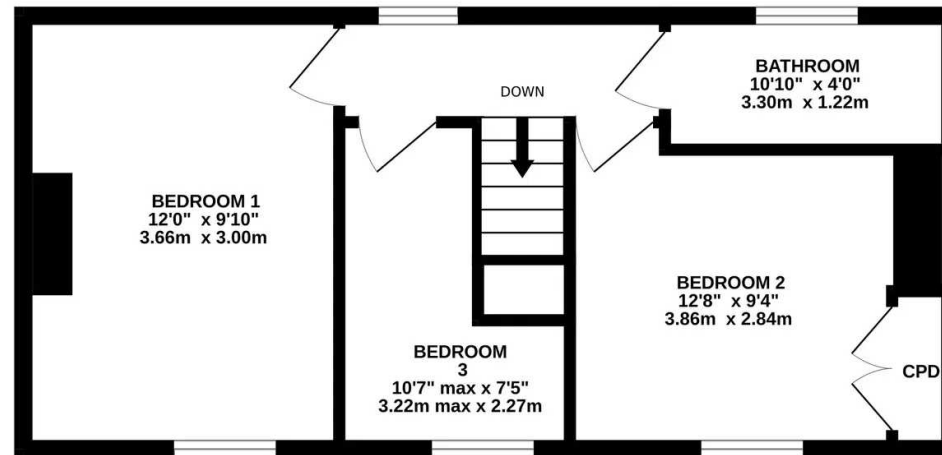
Sheffield

Offers in Region of **£250,000**

GROUND FLOOR



1ST FLOOR



MANCHESTER ROAD

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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Manchester Road

Thurlstone, Sheffield

OCCUPYING AN ELEVATED POSITION SAT WELL BACK FROM MANCHESTER ROAD AND ENJOYING FABULOUS VIEWS ACROSS THE VALLEY TO FRONT. WE OFFER TO THE MARKET THIS THREE BEDROOMED PERIOD HOME, THIS IS OFFERED WITH NO UPPER VENDOR CHAIN.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- PERIOD COTTAGE
- ELEVATED POSITION
- OFF STREET PARKING
- GENEROUS GARDEN
- CHAIN FREE





ENTRANCE

Entrance gained via timber and glazed door into entrance porch, with uPVC double glazed windows to two elevations and a tiled floor, twin timber and glazed doors then open through to entrance hallway. With ceiling light and staircase rising to first floor, here we gain entrance to the following rooms.

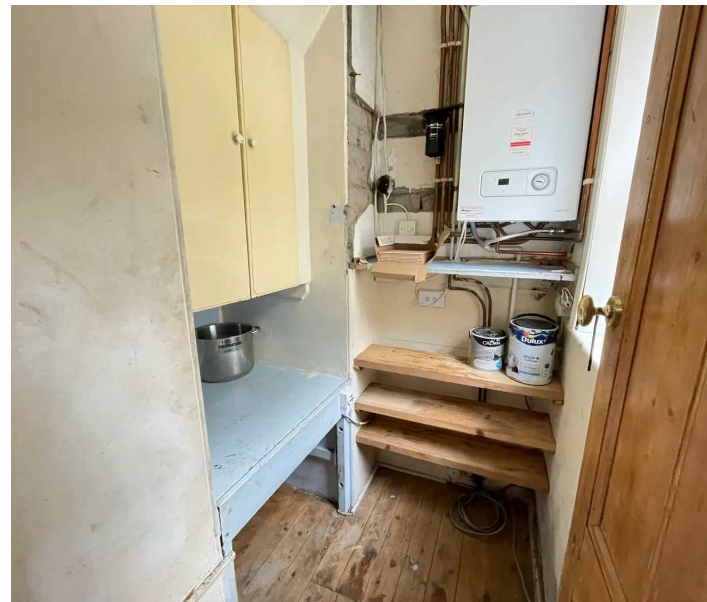
DINING KITCHEN

14' 0" x 12' 4" (4.27m x 3.75m)

An excellently proportioned dining kitchen with ample room for dining table and chairs. There are period features in the form of built in cupboards with the main focal point being a multi fuel stove sat in brick fire surround with stone lintel. The kitchen itself has a range of wall and base units in grey, with laminate worktops and tiled splashbacks. There is space for a cooker, plumbing for a washing machine and space for an American style fridge freezer and stainless steel one and a half bowl sink with chrome mixer tap over. There is a ceiling light, central heating radiator and uPVC double glazed windows to the front and the rear and timber door giving access to the rear of the home. A door opens through to the pantry.

PANTRY

With storage space, here we find the boiler, there is a ceiling light and uPVC double glazed window to the rear.



LIVING ROOM

14' 0" x 13' 3" (4.27m x 4.04m)

A well-proportioned, principal reception space with an open fire being the main focal point with wooden surround and tiled hearth. There is a ceiling light, ornate ceiling rose, ornate coving to the ceiling, dado rail, and wooden flooring. There are two central heating radiators and two uPVC double glazed windows to the front.

FIRST FLOOR LANDING

From entrance hallway, staircase rises to first floor landing with inset ceiling light, central heating radiator, uPVC double glazed window to the rear and access to loft via a hatch. Here we gain entrance to the following rooms.

BEDROOM ONE

12' 0" x 9' 10" (3.66m x 3.00m)

Generous double bedroom with ceiling light, central heating radiator, ornate decorative fireplace and uPVC double glazed window to front enjoying views across the valley.

BEDROOM TWO

12' 8" x 9' 4" (3.86m x 2.84m)

A further double bedroom with built in cupboard, decorative fireplace, ceiling light, picture rail, central heating radiator and uPVC double glazed window to front.





BEDROOM THREE

10' 7" x 7' 5" (3.22m x 2.27m)

There is a ceiling light, central heating radiator and uPVC double glazed window.

BATHROOM

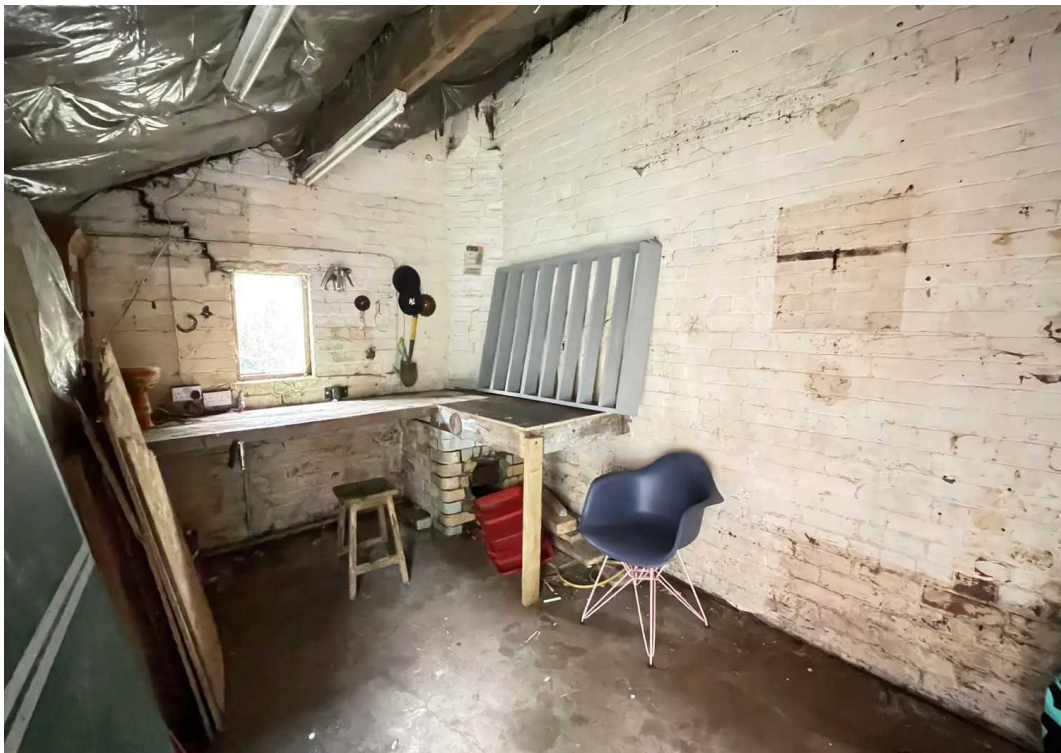
10' 10" x 4' 0" (3.30m x 1.22m)

Comprising a three-piece white suite in the form of low level W.C., pedestal basin with gold effect taps over and roll top cast iron bath with taps. There is a ceiling light, built in cupboards, part cladding to walls, wooden floor, central heating radiator and obscure uPVC double glazed window to the rear.

OUTSIDE

Property is set back from Manchester Road and accessed via a separate vehicle access road for neighbouring properties, off which there is a private driveway with space for two vehicles, beyond this there is a path with steps leading to the property. The garden for the property is predominantly in front of the home in a lawned terrace format with numerous plants, shrubs and trees. There is a flagged patio immediately in front of the home, offering seating space and enjoys fabulous views across the valley. Please note that there is a right of access for neighbouring property. A gate to the side of the home in turns leads to the rear garden, low maintenance in nature with flagged area, this has space for out building and access to a brick-built out building which has power and water. Ideal for storage or indeed scope for workshop, or ideal for the hobbyist.







ADDITIONAL INFORMATION:

The EPC rating is a D-56 and the Council Tax band is a C.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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