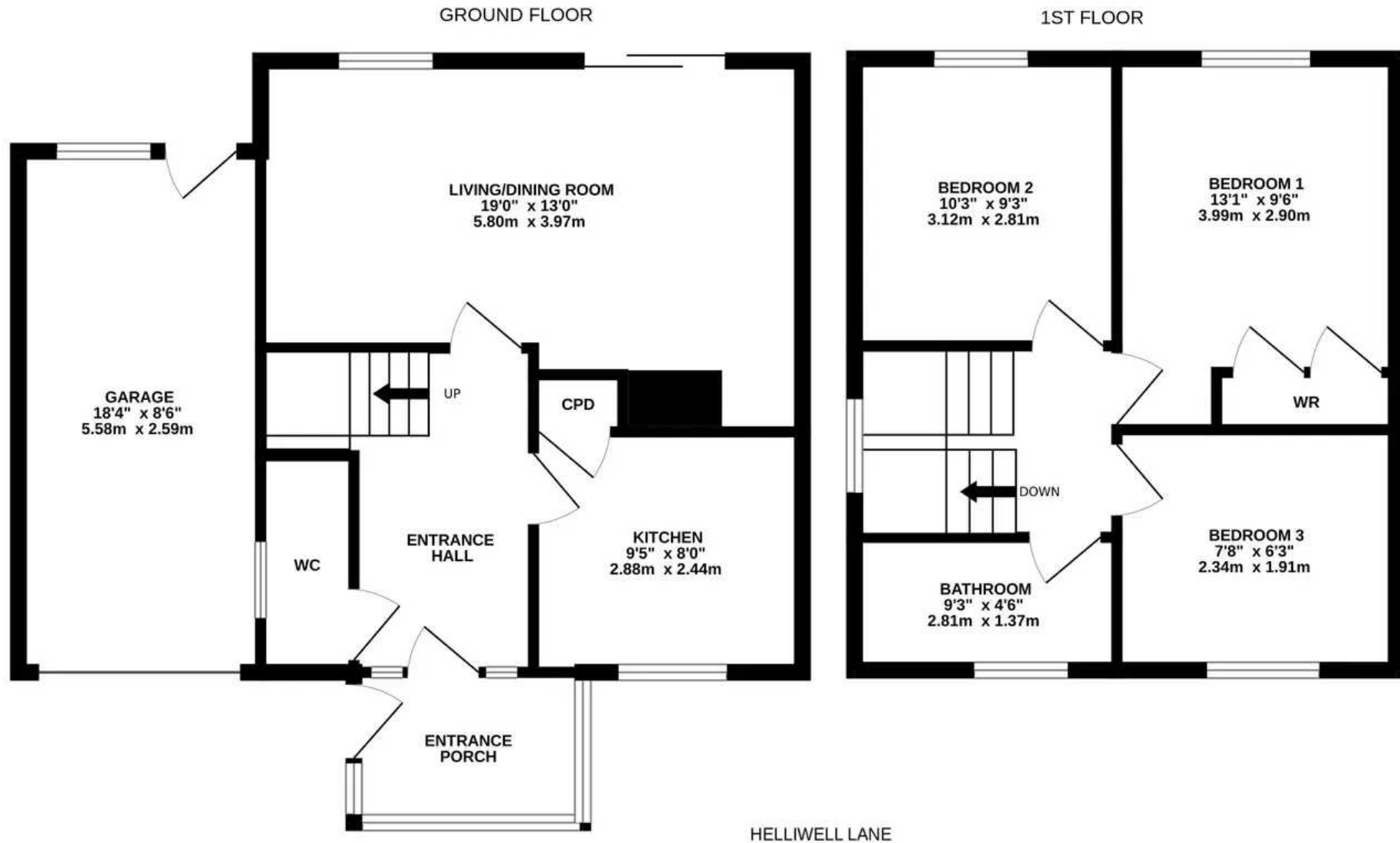




Helliwell Lane, Deepcar

Sheffield

Offers in Region of **£240,000**



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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Helliwell Lane

Deepcar, Sheffield

A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME OFFERING VERY WELL APPOINTED ACCOMMODATION THROUGHOUT IN A TWO STOREY CONFIGURATION AS FOLLOWS; To the ground floor, entrance porch, entrance hallway, downstairs W.C., modern kitchen and living/dining room with sliding doors to the rear. To the first floor, there are three well sized bedrooms and modern family bathroom. Outside, there is a low maintenance garden to the front with secure driveway and access to the garage with patio and lawned garden to the rear. The EPC rating is D-68 and the council tax band is C.



ENTRANCE

Entrance gained via composite and decoratively glazed door into the entrance porch.

ENTRANCE PORCH

An addition to the home, with uPVC double glazing to two sides, there are two wall lights and central heating radiator. A uPVC and decoratively glazed door with matching obscure glazed side panels leads through to the entrance hallway.

ENTRANCE HALLWAY

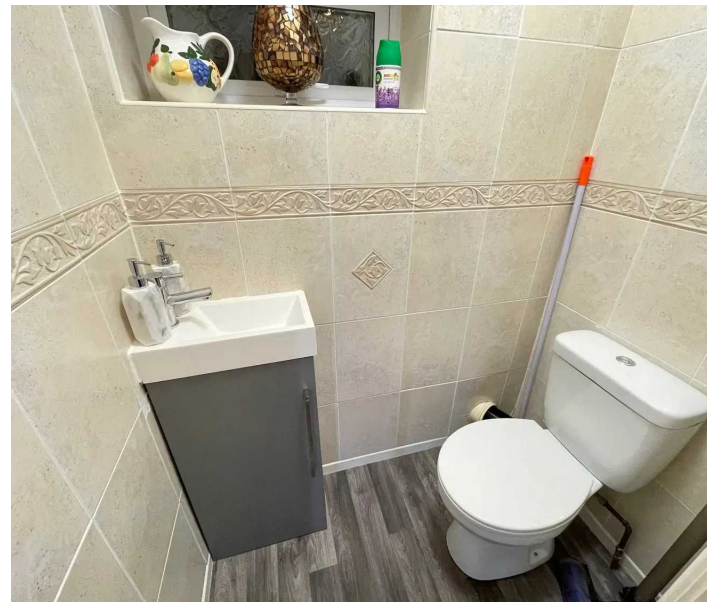
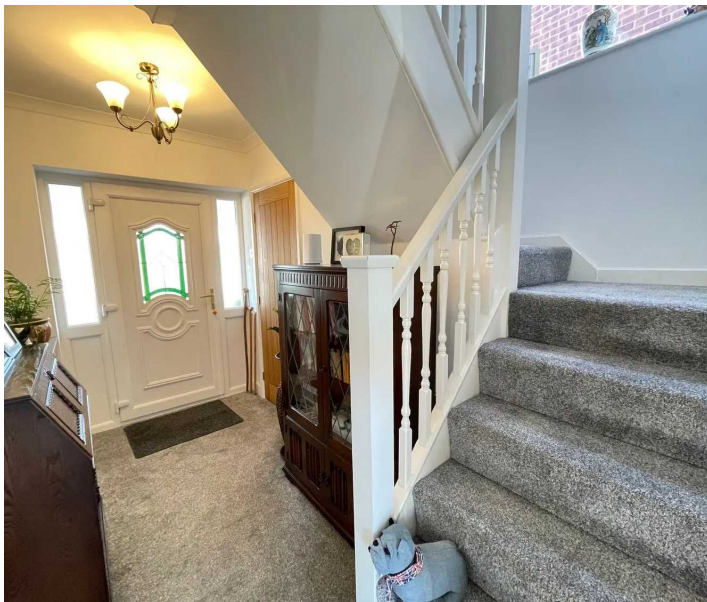
With ceiling light, coving to the ceiling and staircase rising to the first floor. Here we gain entrance to the following rooms.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C. and basin sat within vanity unit with chrome mixer tap over. There is ceiling light and tiling to the walls.

KITCHEN

A modern kitchen with a range of wall and base units in a high gloss grey with contrasting marble effect laminate worktops with matching upstands. There are integrated appliances in the form of stainless steel electric oven with four burner electric hob and extractor fan over, there is plumbing for a washing machine, one and a half bowl composite sink with chrome mixer tap over and space for a fridge freezer. There is ceiling strip light, central heating radiator, uPVC double glazed window to the front and access to a built in cupboard.



LIVING/DINING ROOM

A well proportioned principal reception space with ample room for lounge and dining furniture. There are two ceiling lights, coving to the ceiling, two central heating radiators and an abundance of natural light is gained via uPVC double glazed window to the rear and sliding uPVC double glazed door.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first floor landing, with ceiling light, coving to the ceiling, spindle balustrade and uPVC double glazed window to the side. Here we gain access to the following rooms.

BEDROOM ONE

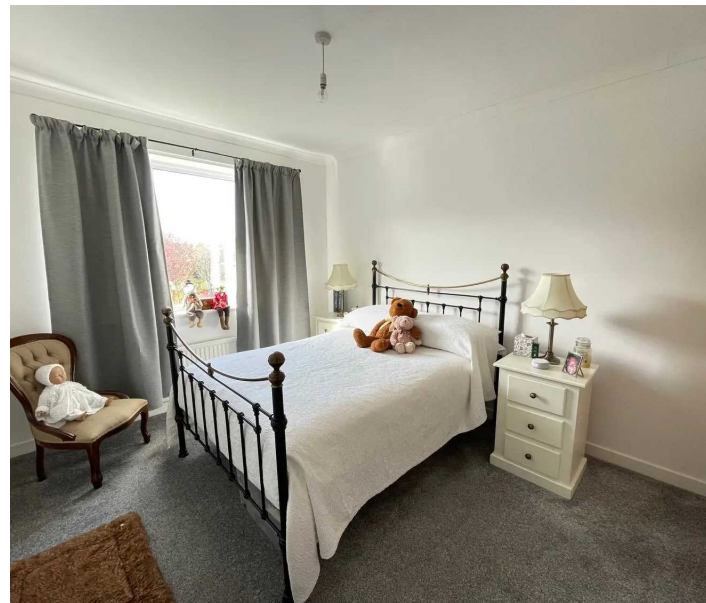
A well sized double bedroom positioned to the rear of the home with ceiling light, coving to the ceiling, two built in wardrobes, central heating radiator and uPVC double glazed window with views.

BEDROOM TWO

A double bedroom, again rear facing with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the rear.

BEDROOM THREE

A well sized third bedroom, currently used as a dressing room. There is ceiling light, central heating radiator and uPVC double glazed window to the front.



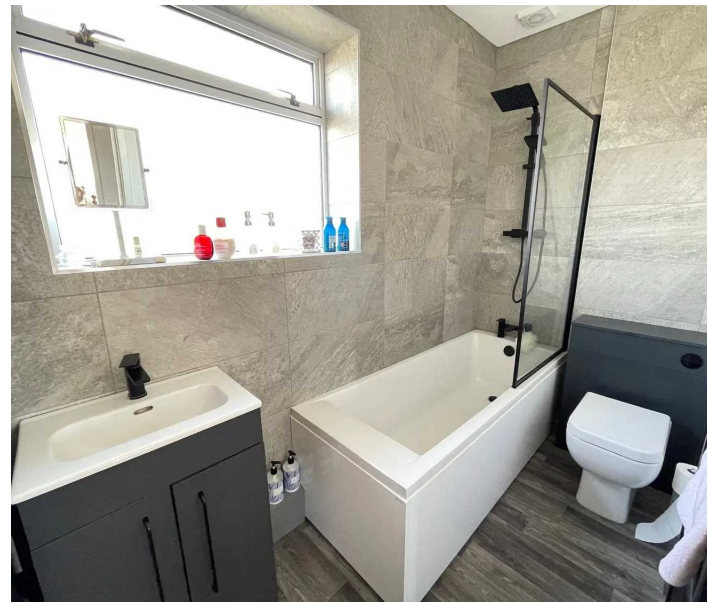


BATHROOM

A contemporary family bathroom, with a three piece white sanitary ware in the form of close coupled W.C., basin sat within vanity unit with black effect mixer tap over and bath with black effect mixer tap and mains fed mixer shower over with glazed shower screen. There is ceiling light, extractor fan, part tiling to the walls, towel rail/radiator and obscure uPVC double glazed window to the front. There is also access to the loft via a hatch.

OUTSIDE

To the front of the home, there are twin iron gates which open onto the flagged driveway providing off street parking leading to the garage. Also to the front is a low maintenance garden with flower beds containing various plants and shrubs. To the rear of the home, there is a secure garden, immediately behind the property there is a flagged patio area with a dwarf wall, beyond which is the lower section of the garden with a lawned space with perimeter fencing and dry stone walling.



ADDITIONAL INFORMATION

The EPC Rating is D-68, the Council Tax Band is C and we are informed by the vendor that the property is Leasehold.

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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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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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