

Simon Blyth

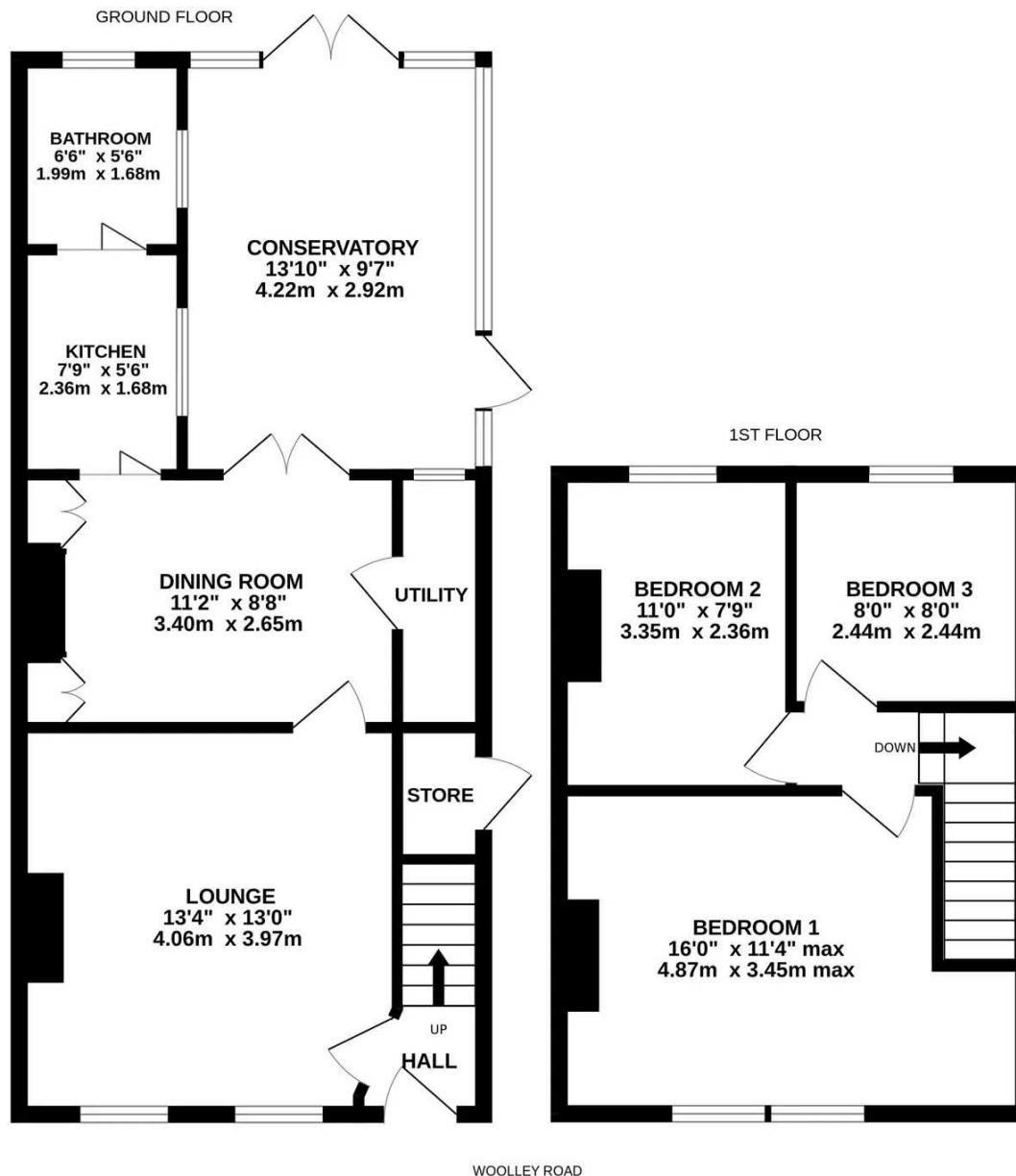
ESTATE AGENTS



Woolley Road, Stocksbridge

Sheffield

Offers in Region of **£180,000**



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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Woolley Road

Stocksbridge, Sheffield

LOCATED ON THIS POPULAR RESIDENTIAL ADDRESS WE OFFER TO THE MARKET THIS THREE BEDROOM END TERRACE PROPERTY. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hallway, living room, dining room, conservatory, kitchen and bathroom. To the first floor, there are three well sized bedrooms. Externally, the property benefits from gardens to the front and the rear with potential to create off street parking to the front given necessary planning and consents. The EPC rating is D-68 and the council tax band is A.

- THREE BEDROOMS
- LARGE REAR GARDEN
- CONSERVATORY
- DOUBLE GLAZING

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ENTRANCE

Entrance gained via uPVC and double glazed door into the hallway. With ceiling light and staircase rising to the first floor. Here we gain entrance to the following rooms.

LIVING ROOM

A front facing principal reception space with the main focal point being a coal effect gas fire sat within an ornate surround. There is ceiling light, central heating radiator, coving to the ceiling and uPVC double glazed window. A timber and glazed door leads through to the dining room.

DINING ROOM

A further versatile reception space with ample room for a dining table and chairs. There is ceiling light, central heating radiator and wood effect flooring. There is a folding timber and glazed door leading through to the kitchen and further twin French uPVC double glazed doors leading through to the conservatory.

KITCHEN

With base units in a wood effect shaker style and wooden worktops. There is space for a cooker, plumbing for a washing machine and a steel sink with chrome taps over. The room has ceiling light, tiled flooring and a uPVC double glazed window looking through to the conservatory.



BATHROOM

Comprising of a three piece white suite in the form of close coupled W.C., wall mounted basin with chrome taps over and bath with chrome taps and mains fed chrome mixer shower over. There is ceiling light, central heating radiator, part panelling to the walls, tiled floor and two obscure uPVC double glazed windows.

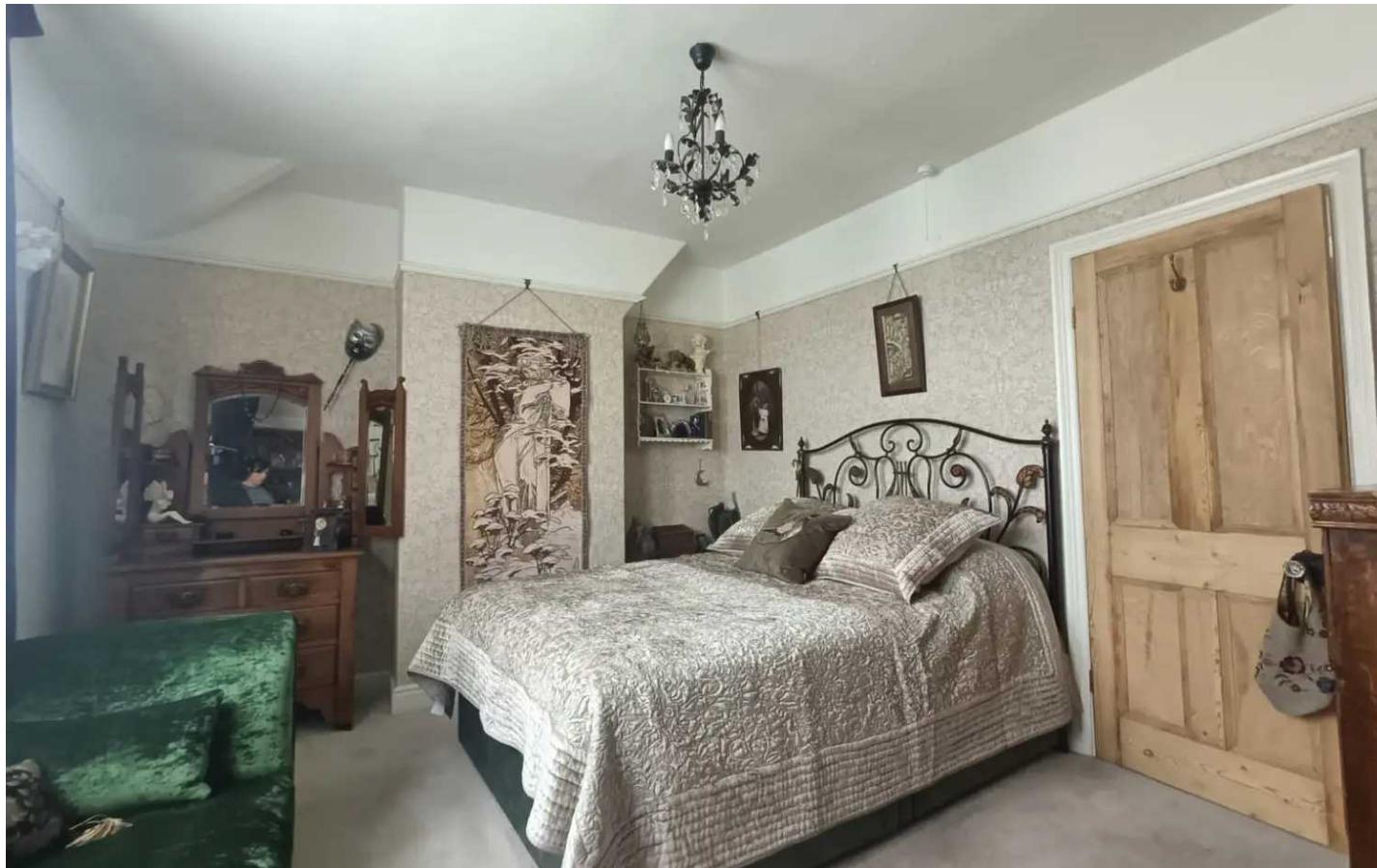
CONSERVATORY

Back from the dining room, we gain entry to the conservatory. Sitting under a pitched roof, the room benefits from upVC double glazing to two sides, with twin French uPVC double glazed doors giving access to the rear garden and a further uPVC double glazed door. There is ceiling light and a central heating radiator allowing all year round usage.

FIRST FLOOR LANDING

From the entrance hallway, the staircase rises and turns to the first floor landing with timber double glazed window to the side. Here we gain entrance to the following rooms.





BEDROOM ONE

A front facing double bedroom with ceiling light, picture rail, central heating radiator and timber mock sash double glazed window to the front.

BEDROOM TWO

A further double bedroom rear facing, with ceiling light, wood effect laminate flooring and uPVC double glazed window to the rear.

BEDROOM THREE

With ceiling light, central heating radiator, wood effect flooring and uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, there is a lawned area with a path leading up to the front door, with flower beds containing various plants and shrubs. To the rear of the home, the garden is split into two principal areas, immediately behind the home there is an open seating space with flower beds containing various plants and shrubs. Towards the bottom of the garden there is a lawned area with hard standing for a shed, timber gates allowing off road parking and the garden is fully enclosed with perimeter fencing.





ADDITIONAL INFORMATION

The EPC Rating is D-68, 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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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 4pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

Harry Brearley House, Fox Valley, Stockbridge – S36 2AB

0114 3216590

sheffield@simonblyth.co.uk

www.simonblyth.co.uk/

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