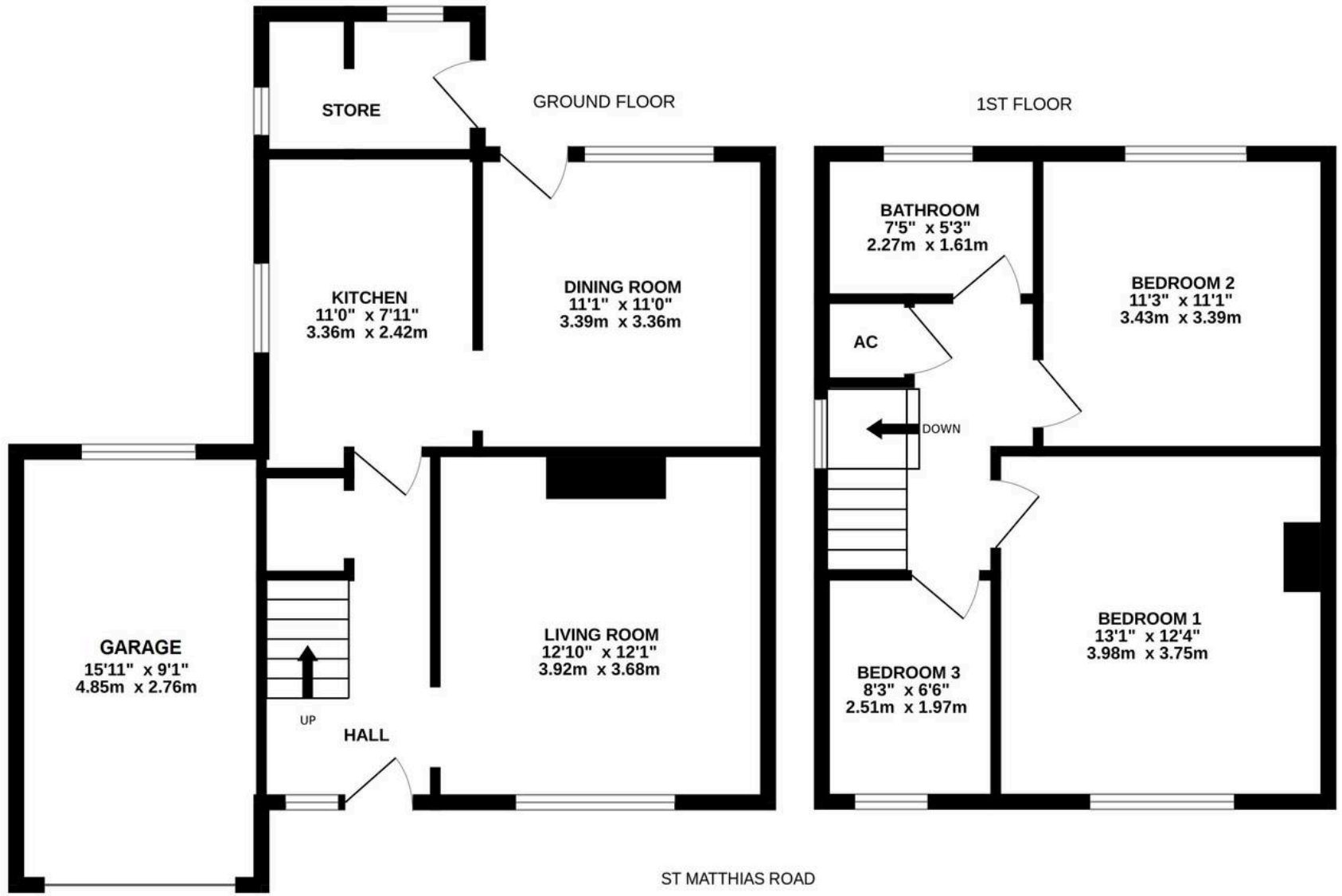




**St. Matthias Road, Deepcar**

Sheffield

Offers in Excess Of **£190,000**



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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## St. Matthias Road

Deepcar, Sheffield

*\*FOR SALE BY MODERN METHOD OF AUCTION;  
OVERS OVER £190,000 PLUS RESERVATION FEE\**

OFFERED TO THE MARKET IS THIS EXCELLENTLY PRESENTED THREE BEDROOM TRUE DETACHED FAMILY HOME, CONSTRUCTED BY BLACKWELL HOMES AND OFFERS LARGER THAN AVERAGE INTERNAL ACCOMMODATION ON A GENEROUS PLOT WITH GARDENS TO ALL SIDES. OFFERED TO THE MARKET WITH THE BENEFIT OF NO UPPER VENDOR CHAIN, THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hall, lounge, kitchen and dining room. To the first floor, there are three bedrooms and family bathroom. Externally, there are mature gardens to the front and rear with driveway providing off street parking which leads to an attached garage and an outbuilding to the rear with a W.C. The EPC rating is D-66 and the council tax band is C.





### ENTRANCE

Entrance gained via timber and obscure glazed door and matching glazed side panel, with secondary glazing system into the entrance hall.

### ENTRANCE HALL

A generous entrance hallway with ceiling light, central heating radiator and staircase rising to the first floor with useful storage cupboard underneath. Here we gain entrance to the following rooms.

### LOUNGE

A front facing reception space with uPVC double glazed window to the front, ceiling light, central heating radiator and electric fire.

### KITCHEN

From the entrance hallway a door opens through to the kitchen, with a range of wall and base units in an oak shaker style with laminate worktops and tile splashbacks. There is an integrated electric oven and grill with four burner electric hob, one and a half bowl composite sink with chrome mixer tap over, ceiling strip light, further under cupboard lighting, central heating radiator and uPVC double glazed window to the side. The doorway leads through to the dining room.



### DINING ROOM

With ample room for a dining table and chairs, there is ceiling light, central heating radiator, uPVC double glazed window to the rear and timber and obscure glazed door with secondary glazing system giving access to the rear garden.



### FIRST FLOOR LANDING

From the entrance hall the staircase rises to the first floor landing with balustrade, ceiling light, uPVC obscure glazed window to the side, built in cupboard housing the hot water tank and access to the loft via a hatch. Here we gain entrance to the following rooms.

### BEDROOM ONE

An excellently proportioned principal bedroom with ceiling light, further inset ceiling lights above the bed area, central heating radiator and uPVC double glazed window to the front.

### BEDROOM TWO

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

### BEDROOM THREE

With ceiling light, central heating radiator and uPVC double glazed window to the front.

### BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps and Mira electric shower over. There is ceiling light, part tiling to the walls, central heating radiator and obscure uPVC double glazed window to the rear.

### OUTSIDE

To the front of the home, there is a tarmacked driveway providing off street parking leading to the attached garage which is accessed via a roller door. Also to the front, there is a lawned garden with flower beds containing an abundance of plants and shrubs. A pathway around the side of the property in turn leads to the rear garden, beautiful in nature with a large diversity of plants, shrubs and trees, interspersed with lawned spaces and hard standing for a shed and greenhouse. There is also access to the outbuilding, which has a W.C. and plumbing for a washing machine.



## **ADDITIONAL INFORMATION**

The EPC Rating is D-66, the Council Tax Band is C 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

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **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

## AUCTION COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





## Simon Blyth Estate Agents

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