

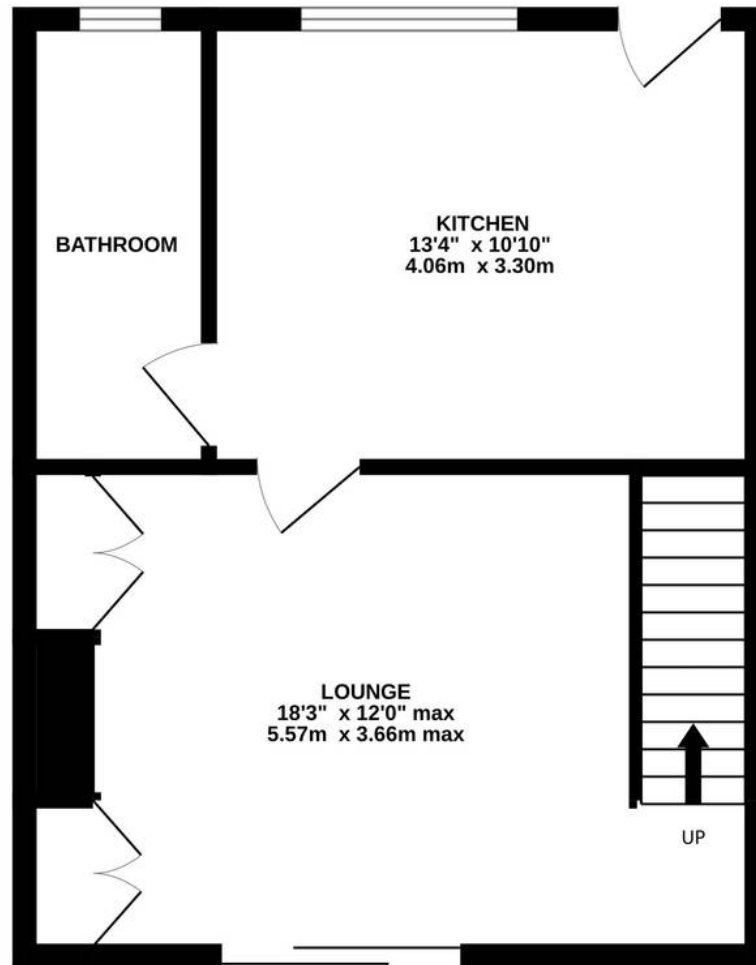


**Manchester Road, Stocksbridge**

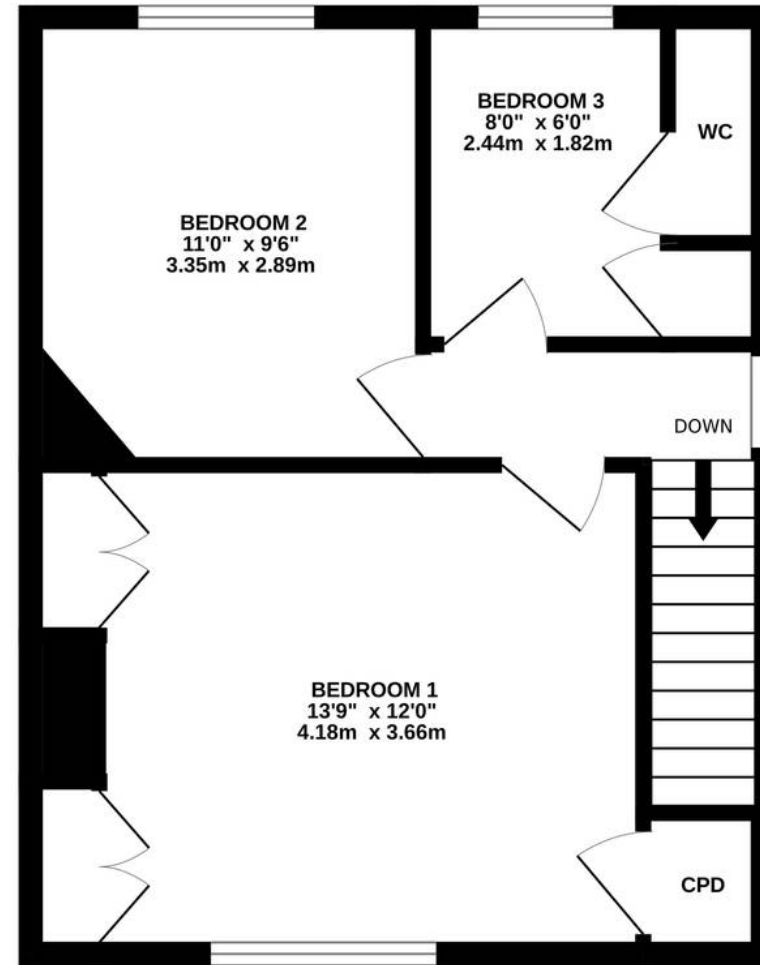
Sheffield

Offers Over **£170,000**

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

Stocksbridge, Sheffield

OFFERING EXCELLENT PROPORTIONS THROUGHOUT, WE OFFER TO THE MARKET THIS THREE BEDROOM SEMI-DETACHED PROPERTY WITH EXCELLENT COMMUTABILITY AND IN REACH OF LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, kitchen, bathroom and living room. To the first floor, there are three bedrooms including bedroom three with W.C. Externally, there is off street parking to the rear with a detached garage and a lawned garden space to the front. The EPC rating is D-63 and the council tax band is A.

- NO UPPER VENDOR CHAIN
- OFF STREET PARKING
- THREE BEDROOMS
- VERSATILE ACCOMMODATION





### ENTRANCE

Entrance gained via composite and obscure glazed door into the kitchen.

### KITCHEN

A fitted kitchen, with wall and base units in a high gloss white with tiled splashbacks. There are integrated appliances in the form of electric oven with four burner gas hob and chimney style extractor fan over, space for a fridge freezer and a stainless steel sink with chrome mixer tap over. There is ceiling light with ceiling fan, coving to the ceiling, two central heating radiators, part tiled flooring, storage cupboard and uPVC double glazed window to the rear.

### BATHROOM

Comprising of a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome mixer tap and shower attachment and mains fed chrome mixer shower over with concertina glazed shower screen. There is ceiling light, coving to the ceiling, central heating radiator, part tiling to the walls and uPVC obscure glazed window to the rear.

### LIVING ROOM

A front facing principal reception space, with the main focal point being an electric fire. There is ceiling light with ceiling rose, coving to the ceiling, two central heating radiators, built in cupboards and sliding uPVC double glazed doors giving access to the front garden.





### FIRST FLOOR LANDING

From the living room the staircase rises and turns to the first floor landing with ceiling light, uPVC double glazed window to the side and access to the loft via a hatch. Here we gain access to the following rooms.

### BEDROOM ONE

A front facing double bedroom with ceiling light with ceiling fan, central heating radiator, built in wardrobes and access to the airing cupboard where we find the boiler and hot water tank.

### BEDROOM TWO

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

### BEDROOM THREE

With ceiling light, central heating radiator, uPVC double glazed window to the rear, built in storage cupboard and access to the W.C.

### W.C.

Comprising of a close coupled W.C. and ceiling light.







## OUTSIDE

To the front of the home, there is a lawned garden space with perimeter stone walling and a flagged patio seating area in front of the sliding doors from the living room. To the rear, there is a detached garage that is accessed by an up and over door and hard standing for one vehicle. Steps then lead up to the rear garden where there is hard standing for a green house and flower beds containing various plants and shrubs.





## **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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## **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

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