

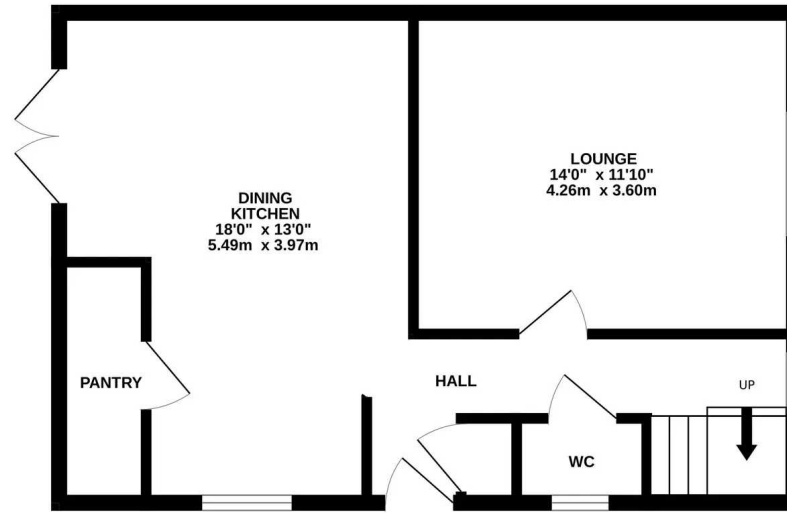


Colley Avenue

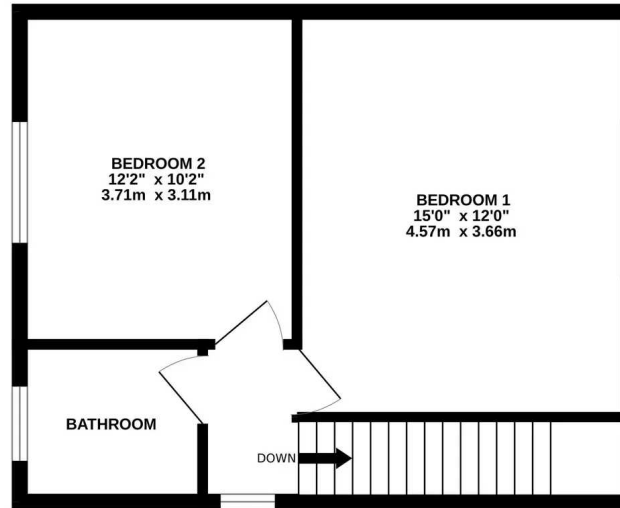
Sheffield

In Excess of **£140,000**

GROUND FLOOR



1ST FLOOR



COLLEY AVENUE

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.
Made with Metropix ©2024



Colley Avenue

Sheffield, Sheffield

A WELL PROPORTIONED TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY, WITH POTENTIAL FOR OFF STREET PARKING IN THIS CONVENIENT LOCATION CLOSE TO MANY LOCAL AMENITIES AND WITHIN EASE OF ACCESS TO SHEFFIELD CITY CENTRE. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hall, downstairs W.C., living room, dining kitchen and pantry. To the first floor, there are two double bedrooms and family bathroom. Outside, there is a lawned garden to the front, which has potential to create off street parking which has been done by neighbouring properties and to the rear is a further lawned garden. The EPC rating is C-69 and the council tax band is A.





ENTRANCE HALL

Entrance gained via uPVC and obscure glazed door into the entrance hall, with ceiling light, central heating radiator, uPVC double glazed window to the front and staircase rising to the first floor and cupboard housing the meters. Here we gain entrance to the following rooms.

DOWNSTAIRS W.C.

With close coupled W.C. and wall mounted basin with chrome mixer tap over. There is ceiling light and obscure uPVC double glazed window.

LIVING ROOM

A front facing reception space with the main focal point being a gas fire sat within an ornate surround. There is ceiling light, two wall lights, coving to the ceiling, dado rail, central heating radiator and uPVC double glazed window to the front.

DINING KITCHEN

With ample room for a dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect, with wood effect laminate worktops and tiled splashbacks. There are integrated appliances in the form of electric oven and four burner gas hob with chimney style extractor fan over, integrated fridge and freezer, plumbing for a washing machine, plumbing for a dishwasher, space for further appliances and there is a one and a half bowl ceramic sink with chrome mixer tap over. The room is lit by inset ceiling spotlights, two further ceiling lights, two wall lights and natural light is gained via uPVC double glazed window to the side and twin French doors in uPVC giving access to the rear garden. There is also a central heating radiator.



PANTRY

A useful storage space with ceiling light and here we also find the Ideal Logic combination boiler.

FIRST FLOOR LANDING

From the entrance hall 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 entrance to the following rooms.

BEDROOM ONE

An excellently proportioned double bedroom with built in cupboards, ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM TWO

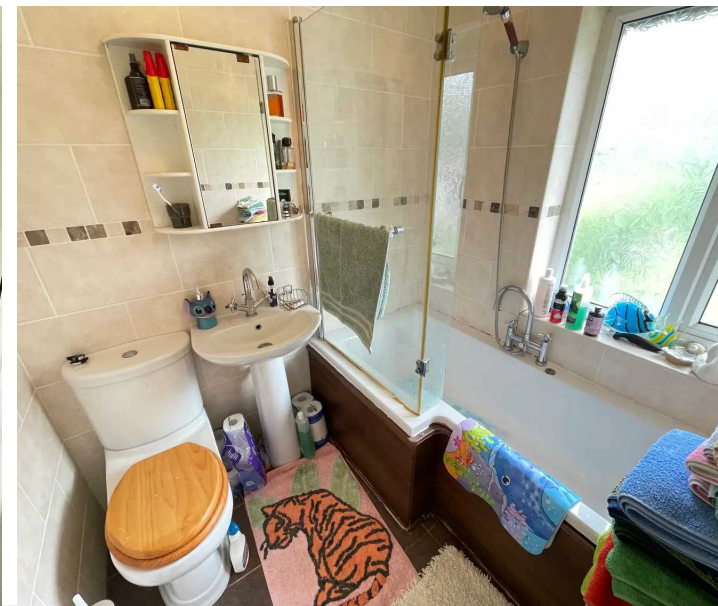
A further double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the rear.

BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and P shaped shower bath with chrome mixer tap and shower attachment and glazed shower screen. There is ceiling light, full tiling to the walls and floor, chrome towel rail/radiator and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, there is a lawned garden with perimeter fencing and steps leading to the entrance door. There is potential to create off street parking given the necessary planning and consents. A timber gate in turn leads to the rear garden. To the rear, there is a seating area with steps raising up to the garden with a further lawned area and perimeter hedging.





ADDITIONAL INFORMATION

The EPC Rating is C-69, 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)

COPYRIGHT

Unauthorized reproduction prohibited.

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



Simon Blyth Estate Agents

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

0114 3216590

sheffield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000