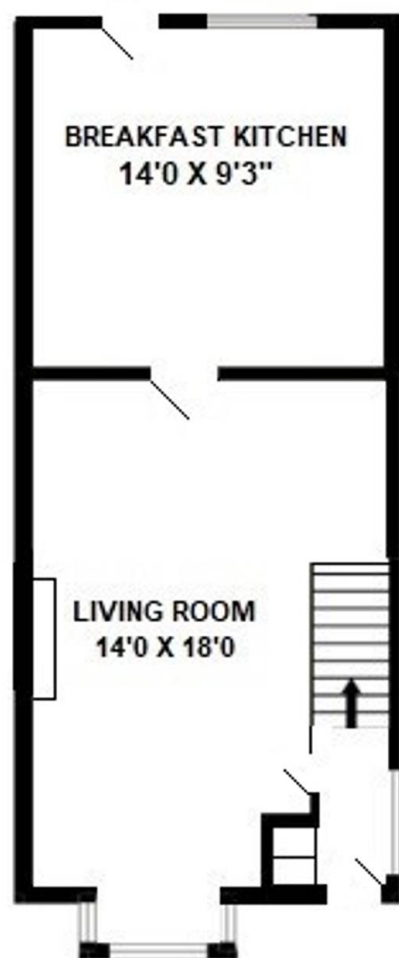




Dowland Avenue, High Green

Sheffield

Offers in Region of **£230,000**





Dowland Avenue

High Green, Sheffield

LOCATED ON THIS POPULAR RESIDENTIAL DEVELOPMENT IN THIS HIGHLY COMMUTABLE LOCATION, WE OFFER TO THE MARKET THIS VERY WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING FOR THREE VEHICLES AND DETACHED SINGLE GARAGE. WITHIN EASE OF REACH OF MANY LOCAL AMENITIES AND ACCESS TO THE M1 MOTORWAY, THIS WELL APPOINTED HOME OFFERS TWO STOREY ACCOMMODATION IN THE FOLLOWING CONFIGURATION; To the ground floor, entrance hallway, living room and breakfast kitchen. To the first floor, there are three bedrooms and modern family bathroom. Externally, there are gardens to the front and rear. The EPC rating is C-71 and the council tax band is C.





ENTRANCE

Entrance gained via composite and obscure glazed door, with uPVC window to the side leading into the entrance hallway.

ENTRANCE HALLWAY

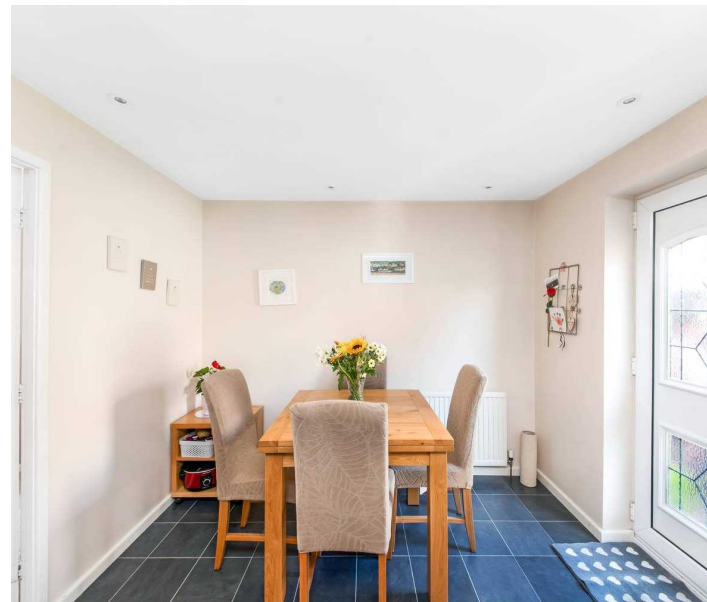
With ceiling light, coving to the ceiling, central heating radiator, staircase rising to the first floor, cupboard providing hanging space for coats and uPVC double glazed window to the side. Door opens through to the living room.

LIVING ROOM

A front facing principle reception space with uPVC double glazed bay window to the front. There is ceiling light, coving to the ceiling and two central heating radiators. Door opens through to the breakfast kitchen.

BREAKFAST KITCHEN

With ample room for breakfast table and chairs, the kitchen itself has a range of wall and base units in a oak shaker style with contrasting laminate worktops and tiled splashbacks. There are integrated appliances in the form of stainless steel electric oven with electric hob and stainless steel chimney style extractor fan over. There is plumbing for a washing machine, plumbing for a dishwasher, stainless steel sink with chrome mixer tap over and space for a free standing fridge freezer. The room has inset ceiling spotlights, central heating radiator, further under cupboard lighting, uPVC and obscure glazed door giving access to the rear and uPVC double glazed window to the rear.



FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing with spindle balustrade, ceiling light, built in cupboard providing storage, coving to the ceiling, uPVC double glazed window to the side and access to the loft via a hatch with a drop down ladder. Here we gain entrance to the following rooms.

BEDROOM ONE

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM TWO

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

BEDROOM THREE

Currently used as a study, there is ceiling light, central heating radiator and uPVC double glazed window to the front. There is also a built in cupboard above the bulk head.

BATHROOM

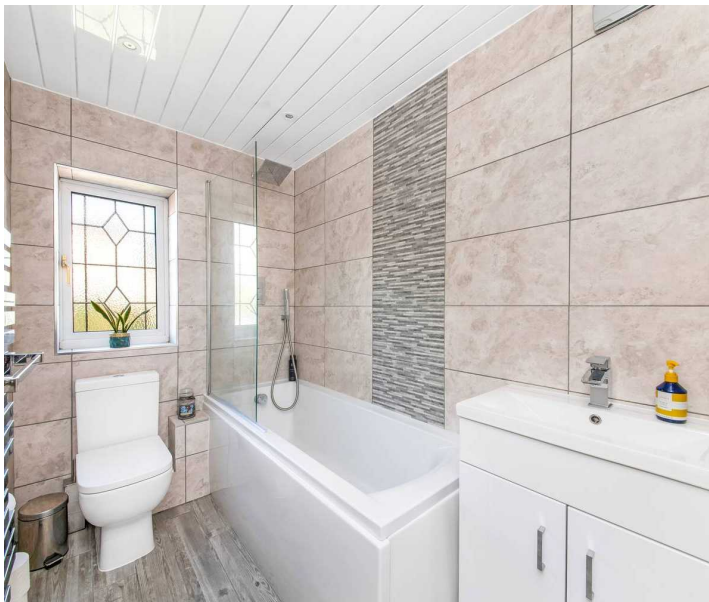
A modern family bathroom, having recently been installed by the current vendors and comprising a three piece white sanitary ware suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and bath with chrome mixer tap, over head chrome shower and additional chrome shower attachment with glazed shower screen. There are inset ceiling spotlights, extractor fan, 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 is a lawned garden space with flower beds and steps rising to the front door with iron balustrade. To the side of the home, there is a tarmacked driveway leading to twin iron gates which lead onto a further driveway providing off street parking for three vehicles, leading to the detached single garage, with remote control operated roller shutter door and sits under a pitched roof. Iron gates in turn lead to the rear garden. Immediately to the rear of the home, there is a flagged patio seating area with steps leading up to a lawned garden space with a low maintenance gravelled seating area behind the garage and is fully enclosed with perimeter fencing.



ADDITIONAL INFORMATION

The EPC Rating is C-71, 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

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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



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