

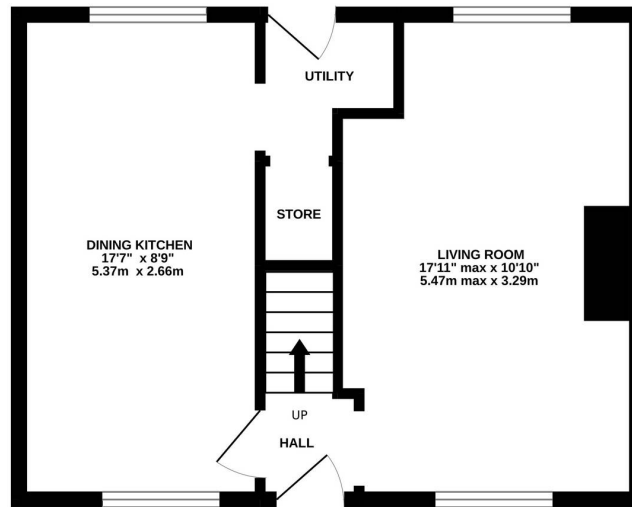


Moorsyde Avenue

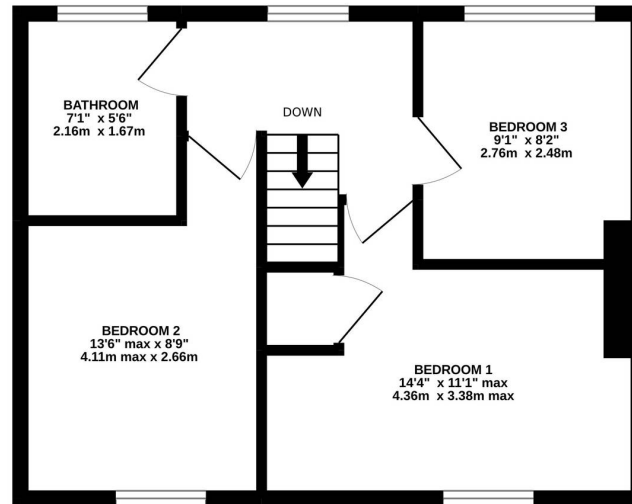
Sheffield

Offers in Region of **£240,000**

GROUND FLOOR



1ST FLOOR



MOORSYDE 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.
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Moorsyde Avenue

Sheffield

OCCUPYING A QUIET LITTLE KNOWN POSITION IN THIS HIGHLY REGARDED AREA OF SHEFFIELD, WE OFFER TO THE MARKET THIS THREE BEDROOM TERRACE PROPERTY, WITH ACCOMMODATION OVER TWO STOREYS, GARDENS TO THE FRONT AND REAR AND POTENTIAL FOR OFF STREET PARKING GIVEN THE NECESSARY PLANNING AND CONSENTS. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hallway, newly fitted dining kitchen and a spacious living room. To the first floor, there are three bedrooms and a modern family bathroom. Externally, there is a pleasant aspect to the front, with communal shrubbed area, and lawned garden to the rear which has the potential to create off street parking via an access road to the rear given the necessary planning and consents. Homes of this type in such a highly regarded location are in high demand, therefore we recommend an early viewing. The EPC Rating is C-75, and the Council Tax band is A.





ENTRANCE HALLWAY

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

DINING KITCHEN

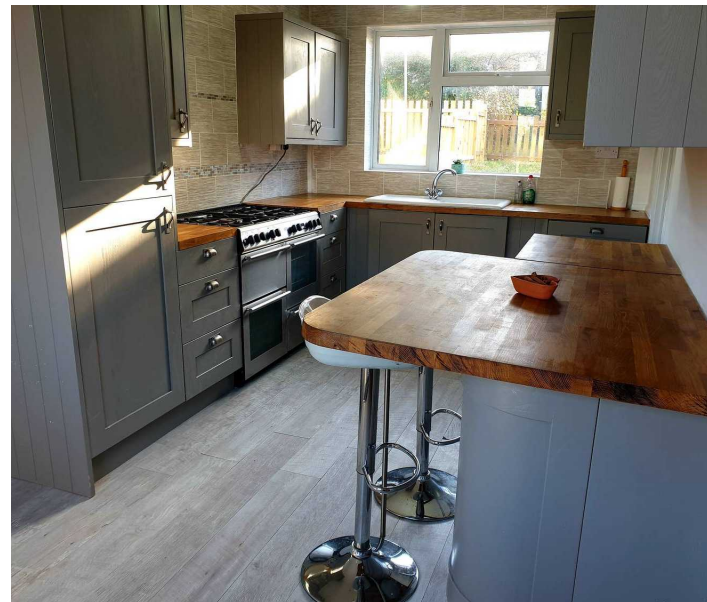
With ample room for a dining table and chairs, this newly fitted kitchen has a range of wall and base units in a wood effect shaker style, with contrasting solid wood block worktops and wood effect flooring. There is a breakfast bar seating area, space for a range cooker, space for a fridge-freezer, an integrated Neff dishwasher and ceramic sink with chrome mixer tap over. The room has two ceiling lights, central heating radiator and natural light is gained via uPVC double glazed windows to both the front and rear elevations. Doorway leads through to the rear inner hallway.

REAR INNER HALLWAY

With plumbing for a washing machine, space for further appliances underneath the stairs and here we also find the boiler. A uPVC and obscure glazed door gives access to the rear garden.

LIVING ROOM

An excellently proportioned principal reception space, again enjoying dual-aspect natural light via uPVC double glazed windows. The room has two ceiling lights, two central heating radiators and wooden flooring. The main-focal point of the room is a multi-fuel stove.



FIRST FOOR LANDING

From the entrance hallway the staircase rises to the first floor landing with ceiling light, central heating radiator and uPVC double glazed window to the rear. Here we gain entrance to the following rooms.

BEDROOM ONE

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

BEDROOM TWO

A further double bedroom, again front facing with ceiling light, central heating radiator, access to a cupboard above the stairs and uPVC double glazed window.

BEDROOM THREE

With ceiling light, central heating radiator, access to the loft via a hatch and uPVC double glazed window to the rear.





BATHROOM

A modern bathroom comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap and mains fed chrome shower over with 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, a central path separates two lawned areas with perimeter fencing. To the rear, there is an enclosed lawned garden with perimeter fencing and potential to create off street parking via access road to the rear given necessary planning permissions.



ADDITIONAL INFORMATION

The EPC Rating is C-75, 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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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

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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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