

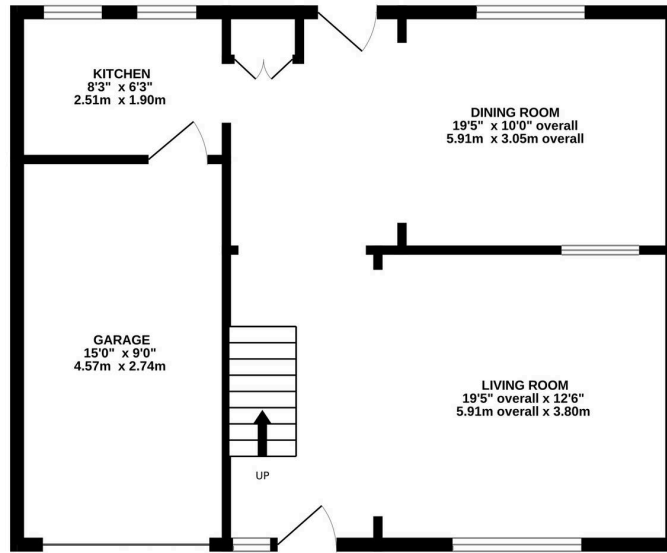


Hillcrest Road, Deepcar

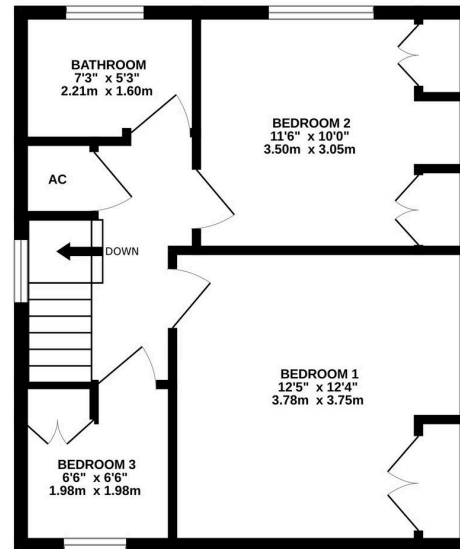
Sheffield

Offers Over **£170,000**

GROUND FLOOR



1ST FLOOR



HILLCREST 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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Hillcrest Road

Deepcar, Sheffield

**FOR SALE BY MODERN METHOD OF AUCTION;
OFFERS OVER £170,000 PLUS RESERVATION FEE**

A VERY WELL PROPORTIONED THREE BEDROOM SEMI-DETACHED PROPERTY, OFFERING GENEROUS DIMENSIONS THROUGHOUT WITH POTENTIAL TO FURTHER IMPROVE OR EXTEND, GIVEN NECESSARY PLANNING AND CONSENTS. THE HOME IS OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN AND ENJOYS THE FOLLOWING CONFIGURATION: To ground floor entrance hall, living room, dining room and kitchen with integrated appliances. To the first floor, there are three bedrooms and house bathroom. Outside, there is a driveway providing off street parking for one vehicle leading to the integral garage and low maintenance gardens to the front and rear. The EPC rating is D-64 and the council tax band is B.





ENTRANCE

Entrance gained via uPVC and decoratively glazed door with matching side panel into the living room.

LIVING ROOM

An open plan reception space with the main focal point being an electric fire within surround. There is ceiling light, dado rail, central heating radiator, uPVC double glazed window to the front and further single glazed window through to the dining room. Timber and single glazed doors open through to the dining room/kitchen.

DINING ROOM

Separated into two separate areas with the kitchen on the left and dining room on the right, there is ceiling light, central heating radiator and access to a storage cupboard. The dining room itself has ample space for a dining table and chairs. There is ceiling light, dado rail, central heating radiator and uPVC double glazed window to the rear.

KITCHEN

With a range of wall and base units in a high gloss white with contrasting laminate worktops, there are integrated appliances in the form of electric oven with four burner gas hob and extractor fan over, integrated microwave and sink with chrome mixer tap over. There is ceiling light, full tiling to the walls and floor and uPVC double glazed window to the rear. A door leads through to the integral garage.

FIRST FLOOR LANDING

From the living room, the staircase rises and turns to the first floor landing with spindle balustrade, ceiling light, access to the loft via a hatch and storage cupboard that houses the Worcester boiler. Here we gain entrance to the following rooms.



BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over, bath with chrome mixer tap and electric shower over with glazed shower screen. There are inset ceiling lights, full tiling to the walls and floor, towel rail/radiator and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, an iron gate opens onto the driveway providing off street parking for one vehicle which leads to the integral garage, there is also a raised garden with a flagged patio seating area and perimeter flower beds containing various plants and shrubs. To the rear of the garden, there is a low maintenance garden with a flagged patio seating area with steps leading to a further flagged patio seating area with a gravelled centre which is fully enclosed with perimeter fencing.





ADDITIONAL INFORMATION

The EPC Rating is D-64, the Council Tax Band is B and we are informed by the vendor that the property is Leasehold.

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 nonrefundable 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.



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