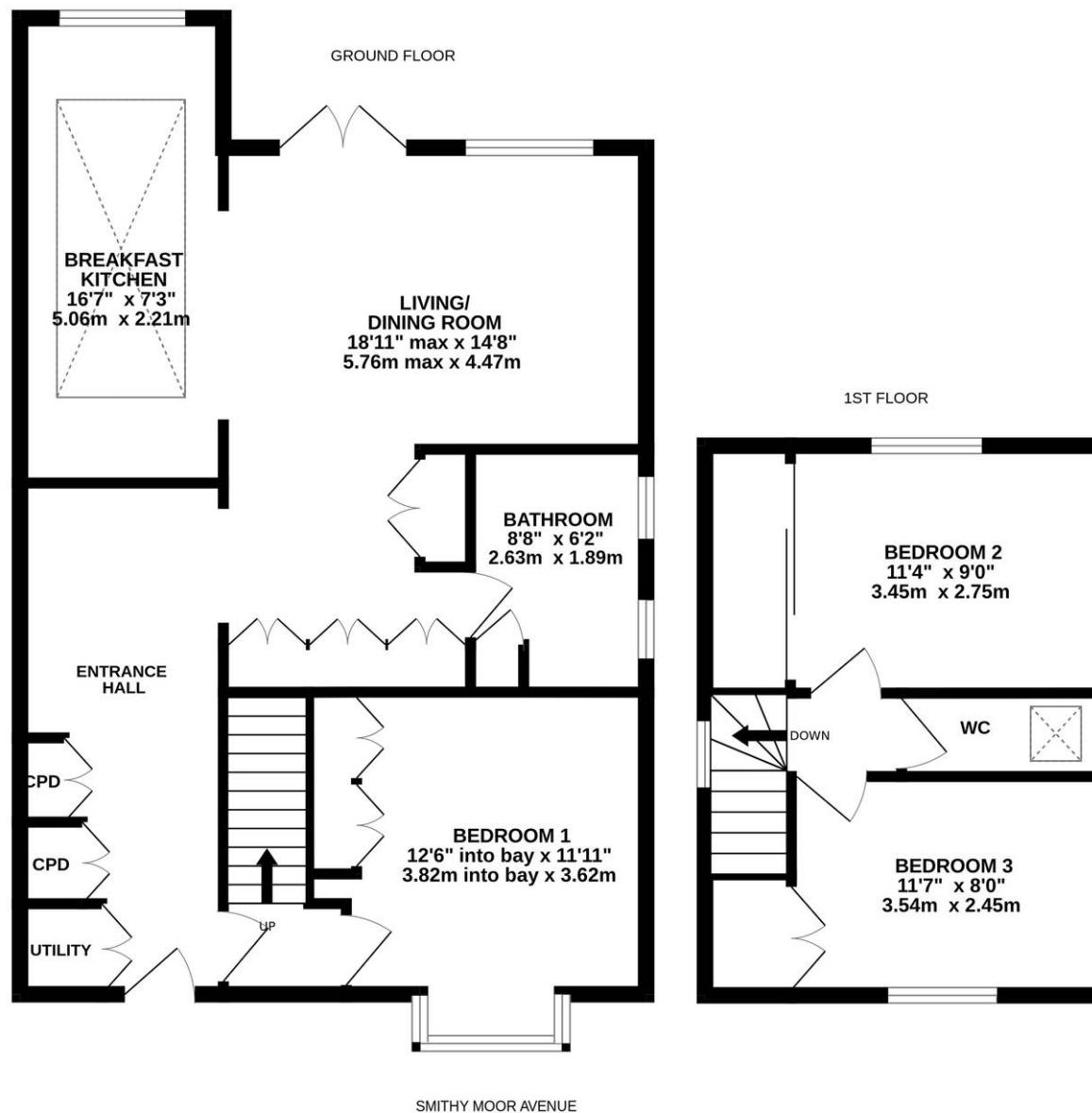




Smithy Moor Avenue, Stocksbridge

Sheffield

Offers in Region of £299,950



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Smithy Moor Avenue

Stocksbridge, Sheffield

LOCATED A STONES THROW AWAY FROM UNDERBANK RESERVOIR, WE OFFER TO THE MARKET THIS BEAUTIFULLY PRESENTED AND SIGNIFICANTLY UPGRADED THREE BEDROOM DETACHED HOME, BENEFITTING FROM A SIGNIFICANT EXTENSION AND IS COMPLETE WITH IMPRESSIVE ARRAY OF OUTBUILDINGS TO THE REAR. WELL POSITIONED CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK AND STOCKSBRIDGE BYPASS, THE HOME OFFERS THE FOLLOWING ACCOMMODATION; To the ground floor, impressive entrance hallway with space for furniture, fabulous open plan living/breakfast kitchen with French doors to the rear, modern shower room and double bedroom. To the first floor, there are two further bedrooms and W.C. Outside, there is a garden to the front with off street parking and to the rear there is a fantastically proportioned terrace garden with numerous seating areas, shed and two substantial timber outbuildings, each with power, lighting and internet. Currently used as a work from home office and built in bar/additional reception space. The EPC rating is TBC and the council tax band is B.

Simon Blyth
ESTATE AGENTS



ENTRANCE

Entrance gained via composite and obscure glazed door into the entrance hallway.

ENTRANCE HALL

A further addition to the home, this has been converted from the former integral garage and offers versatile space. There is wood effect laminate flooring, plumbing for a washing machine, inset ceiling spotlights, central heating radiator, two sky lights and a bank of fitted cupboards. There is ample space for dining furniture/office furniture if so desired. An archway leads through to the living/dining kitchen.

LIVING/DINING KITCHEN

A fabulous open plan space, incorporating the single storey extension which was added by the current vendor. The living room has space for lounge furniture, inset ceiling spotlights, central heating radiator, built in storage, wood effect laminate flooring and uPVC double glazed window to the rear and twin French doors in uPVC giving access to the rear garden. Archway leads through to the breakfast kitchen, with a breakfast peninsular, further wall and base units in a wood effect shaker style in pebble grey with contrasting marble effect laminate worktops with matching upstands and continuation of the wood effect laminate flooring. There is an integrated electric oven with electric hob and glass splashback with extractor fan over, integrated dishwasher and a one and a half bowl composite sink with black mixer tap over. The kitchen area sits under a pitched glass roof and has uPVC double glazed window to the rear.





SHOWER ROOM

A modern shower room comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with black mixer tap over and shower enclosure with mains fed mixer shower within. There are inset ceiling spotlights, coving to the ceiling, towel rail/radiator, extractor fan and two obscure uPVC double glazed windows to the side. Here we also find the boiler.

INNER HALLWAY

From the entrance hallway the door opens to the inner hallway with staircase rising to the first floor and further door opens to bedroom one.

BEDROOM ONE

A front facing double bedroom with uPVC double glazed bay window. There is ceiling light, central heating radiator, wood effect laminate flooring and built in wardrobes.

FIRST FLOOR LANDING

From the inner hall, the staircase rises and turns to the first floor landing with uPVC double glazed window to the side. Here we gain access to the following rooms.

BEDROOM TWO

A rear facing double bedroom with built in wardrobes, ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window.

BEDROOM THREE

With a built in cupboard above the stairs, ceiling light, wood effect laminate flooring, central heating radiator and uPVC double glazed window to the front with views across the valley.

W.C.

With close coupled W.C. and basin sat within vanity unit with chrome mixer tap over. There is ceiling light, wood effect laminate flooring, velux skylight and access to the loft space.





OUTSIDE

To the front of the home, there is a lawned garden with a concrete path and concrete driveway providing off street parking. An iron gate gives access to the side of the home which in turn leads to the rear garden. To the rear of the home, there is a superbly proportioned garden, terraced in nature, but separated into numerous principal areas. Immediately behind the home, there is a wooded decked seating area, raised flower beds and low maintenance gravelled space with steps continuing to the left hand side of the garden where we reach a further wooded decked seating area with a concrete space where we find the first outbuilding.

In the form of an impressive timber structure, currently used as a workshop/work from home office with power, lighting, internet connection, window and twin French doors in timber and glazing. Continuing up the garden, there are three further terraced areas with lawned space and gravelled path which gives access to the storage shed. At the top of the garden, there is a further substantial timber outbuilding used as a man cave, enjoying a superb elevated position with views across the valley towards Hunshelf Bank, this building is used as a bar/additional reception space and has ample room for lounge furniture and table and chairs. There is a built in bar, power, lighting, internet, two double glazed windows to the front and twin French doors in timber and double glazing giving access out. The outbuildings offer a high degree of versatility and would be ideal for those working from home/the hobbyist/gym or potential occasional accommodation.

ADDITIONAL INFORMATION

The EPC Rating is TBC, the Council Tax Band is B 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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