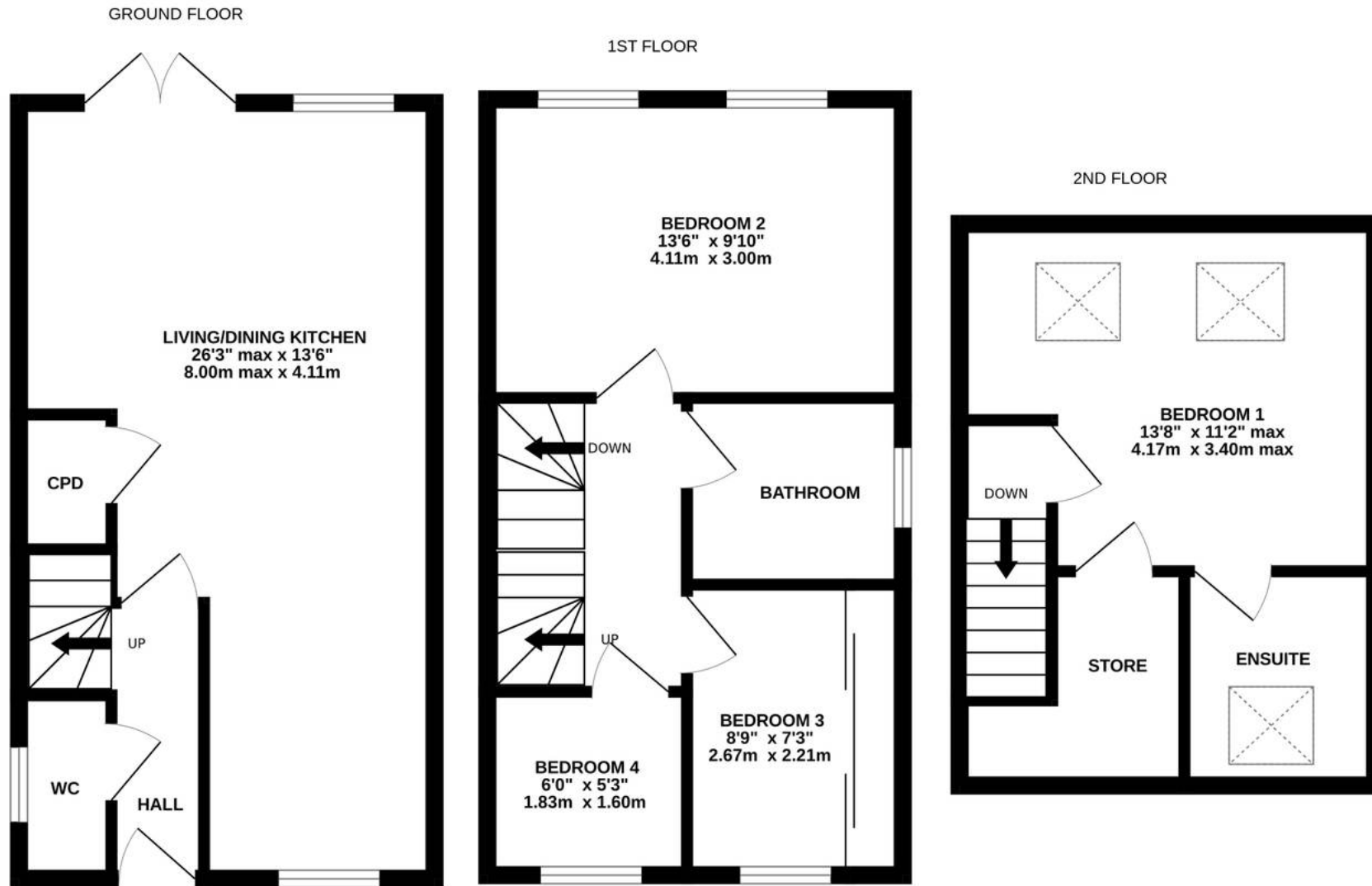




Whitwell Crescent, Stocksbridge

Sheffield

Offers in Region of **£250,000**



WHITWELL CRESCENT

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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Whitwell Crescent

Stocksbridge, Sheffield

COMPLETED IN 2021, THIS MODERN FOUR BEDROOM DETACHED FAMILY HOME OFFERS HIGHLY APPOINTED FIXTURES AND FITTINGS IN THIS HIGHLY REGARDED AREA CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. THIS EFFICIENT HOME OFFERS THE FOLLOWING ACCOMMODATION; To the ground floor, entrance hall, downstairs W.C., open plan living/dining kitchen with integrated appliances and French doors to the rear. To the first floor, there are three bedrooms and family bathroom and to the second floor there is a master suite with en-suite shower room. Outside there is a low maintenance garden to the rear and a driveway providing off street parking to the front. The EPC rating is B-84 and the council tax band is C.

- ACCOMMODATION OVER THREE FLOORS
- MODERN FIXTURES AND FITTINGS THROUGHOUT
- OFF STREET PARKING
- LOW MAINTENANCE GARDENS
- INTEGRATED APPLIANCES



ENTRANCE HALLWAY

Entrance gained via uPVC double glazed door into the entrance hallway, with ceiling light, central heating radiator, wood effect flooring and staircase rising to the first floor.

DOWNSTAIRS W.C.

Comprising of a 2-in-1 close coupled W.C. with basin on top with chrome mixer tap over. There is ceiling light, extractor fan, towel rail/radiator and continuation of the wood effect laminate flooring.

LIVING/DINING KITCHEN

An open plan living/dining kitchen with ample room for lounge and dining furniture. The kitchen itself has a range of wall and base units in a high gloss white with contrasting worktops. There are integrated appliances in the form of electric oven with matching electric hob, integrated microwave, integrated fridge freezer, integrated dishwasher and a one and a half bowl stainless steel sink with chrome mixer tap over. There are inset ceiling spotlights, continuation of the wood effect laminate flooring and uPVC double glazed window to the front. The living area has inset ceiling spotlights, central heating radiator, continuation of the wood effect laminate flooring, uPVC double glazed window to the rear and twin French doors in uPVC double glazing leading onto the rear garden. There is also a useful storage cupboard where we find the boiler.



FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first floor landing with glass balustrade, ceiling light and uPVC double glazed window to the side. Here we gain access to the following rooms.

BEDROOM TWO

A double bedroom, enjoying natural light via two separate uPVC double glazed windows to the rear. There is ceiling light and two central heating radiators.

BEDROOM THREE

Currently used as a dressing room, there is ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM FOUR

Currently used as a home office, there is ceiling light, central heating radiator and uPVC double glazed window to the front.

HOUSE BATHROOM

A modern 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 mains fed shower over with glazed shower screen. There are inset ceiling spotlights, central heating radiator, full tiling to the walls and floor, extractor fan and obscure uPVC double glazed window to the side.





SECOND FLOOR LANDING

From the first floor landing, the staircase rises and turns to the second floor where we find bedroom one. With ceiling light and continuation of the glass balustrade.

BEDROOM ONE

A further double bedroom of superb proportion, there is ceiling light, central heating radiator and two Velux skylights to the rear. There is also access to another useful storage cupboard.

EN-SUITE SHOWER ROOM

Comprising of a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, central heating radiator, tiled floor, part tiling to the walls and a Velux skylight to the front.

OUTSIDE

To the front of the home, there is a driveway that provides off street parking for two vehicles, leading to a timber gate which gives access to the rear garden. To the rear, there is a raised decked seating area immediately from the twin French doors from the living/dining kitchen, with steps descending to the remaining lawned area. The garden is fully enclosed with perimeter fencing.





ADDITIONAL INFORMATION

The EPC Rating is B-84, 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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FREE VALUATIONS

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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

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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