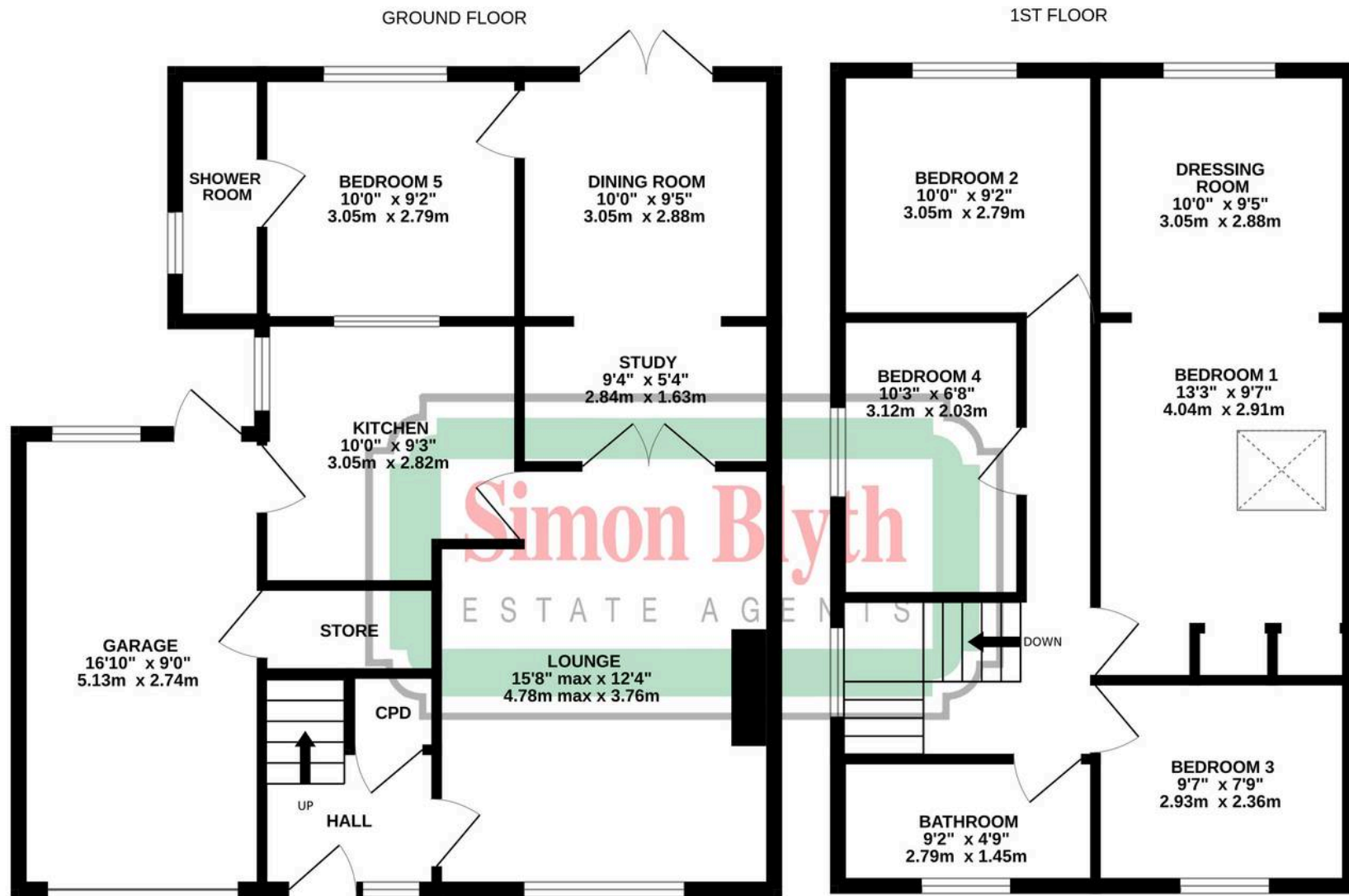




St. Margaret Avenue, Deepcar

Sheffield

Offers in Region of **£299,950**



ST MARGARET 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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St. Margaret Avenue

Deepcar, Sheffield

OCCUPYING A GENEROUS PLOT, IN AN ELEVATED POSITION WITH FABULOUS, PANORAMIC VIEWS ACROSS THE VALLEY. SITUATED IN THE SOUGHT AFTER VILLAGE OF DEEPCAR, IN CATCHMENT FOR WELL REGARDED SCHOOLING, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND WITH PLEASANT WALKS NEARBY. THE PROPERTY BOASTS SPACIOUS AND VERSATILE ACCOMMODATION, DRIVEWAY AND GARAGE. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hall, lounge, study, formal dining room, bedroom five, shower room and kitchen with integrated appliances. To the first floor, there are four well proportioned bedrooms and the house bathroom, the principal bedroom having bedroom and dressing room. Externally there is a driveway to the front leading to the integral garage and to the rear is a fabulous garden with patio and lawn that meanders through well stocked flower, tree and shrub beds. The EPC is C-69 and the council tax band is D.





ENTRANCE HALL

Entrance gained via uPVC and obscure double glazed door with matching side panel into the entrance hall, with ceiling light, central heating radiator, Karndean flooring, staircase rising to the first floor and a useful storage cupboard.

LOUNGE

A generously proportioned principal reception space with the main focal point being a living flame effect inset gas fire within surround. There is ceiling light, central heating radiator, continuation of the Karndean flooring and natural light is gained via a large uPVC double glazed window to the front. A door provides access through to the kitchen and a further timber double glazed door gives access to the study/dining room.

STUDY

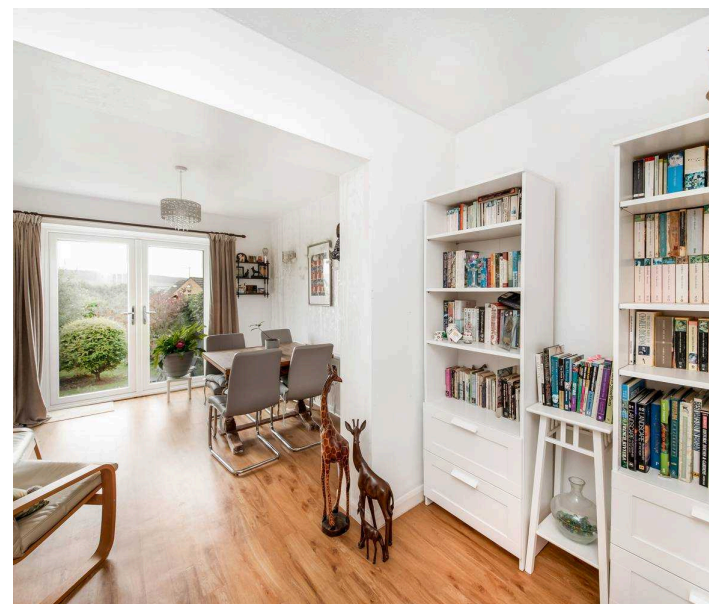
This versatile space which can be used for number of uses, such as an extension to the formal dining room or indeed a play room. There is ceiling light and a double doorway which provides seamless access to the formal dining room.

DINING ROOM

Enjoying a high degree of natural light via uPVC double glazed twin French doors, which give access to the rear garden. There is ceiling light, wall light, central heating radiator and continuation of the Karndean flooring. A door leads through to bedroom five.

STUDY/MUSIC ROOM

Another versatile principal reception space, which has previously been used as a music room, occasional bedroom or home office. There is ceiling light, central heating radiator and uPVC double glazed window to the rear. A door leads through to the shower room. There is also an interconnected window, providing secondary light from the kitchen.



SHOWER ROOM

Comprising of a three piece modern white suite in the form of low level W.C., wall mounted basin with mixer tap over and shower enclosure with electric Mira Sport shower within. There is ceiling light, towel rail/radiator, LVT flooring, obscure uPVC double glazed window to the side. Here we also find the recently fitted Worcester boiler.

KITCHEN

With a range of wall and base units in a high gloss shaker style with contrasting laminate worktops. There are integrated appliances in the form of a four burner Lamona gas hob, double Lamona fan assisted oven, plumbing for a washing machine, one and a half bowl stainless steel sink with chrome mixer tap over and space for a fridge freezer and further appliances. There is ceiling light and two separate uPVC double glazed windows to the rear and side. An obscure uPVC double glazed door opens through to the garage.

INTEGRAL ARAGE

The garage is accessed via an up and over door and provides lighting and power. There is a useful storage cupboard under the stairs and natural light gained via uPVC double glazed window to the rear and separate uPVC double glazed door allowing personal access into the garden.

FIRST FLOOR LANDING

The staircase rises to the first floor landing with spindle balustrade, two ceiling lights and uPVC double glazed window to the side. Here we gain access to the following rooms.





BEDROOM TWO

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

BEDROOM THREE

A versatile bedroom which can accommodate a double bed. There is ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM FOUR

Currently used as a walk in wardrobe/dressing room, this room can accommodate a single bed with ample space for free standing furniture. There is ceiling light, central heating radiator and uPVC double glazed window to the side.

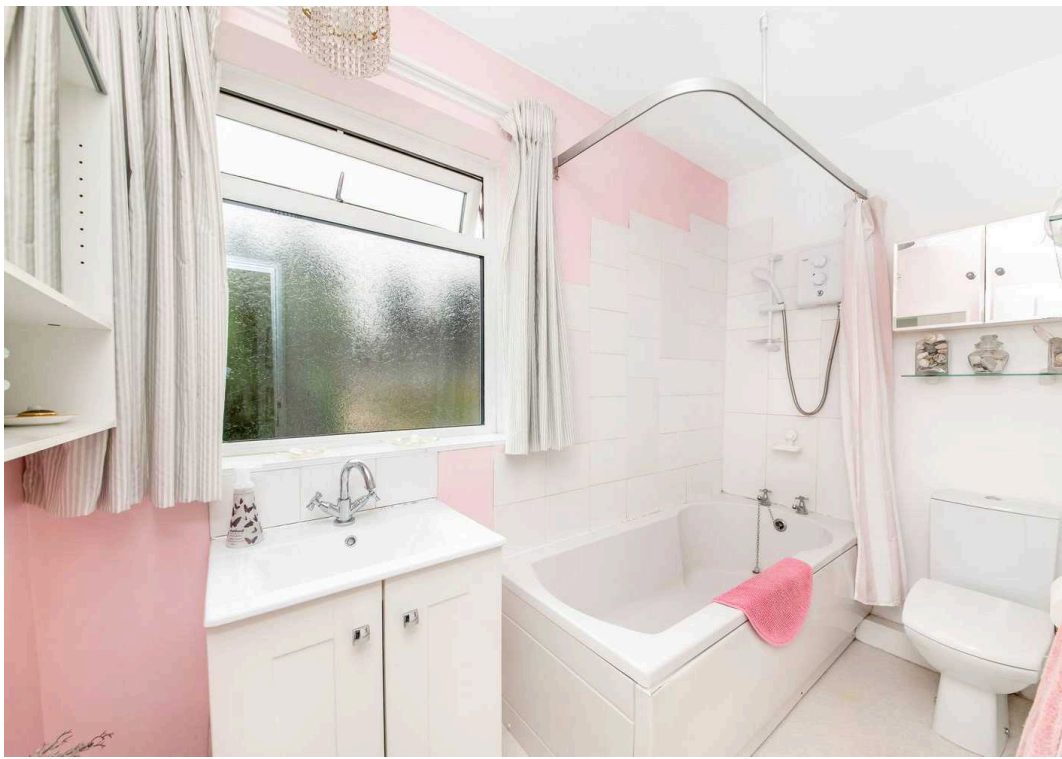
HOUSE BATHROOM

Comprising of a white three piece suite in the form of low level W.C., basin sat within vanity unit with chrome mixer tap over, bath with chrome taps and Triton electric shower over. There is ceiling light, central heating radiator, part tiling to the walls, access to the loft via a hatch and obscure uPVC double glazed window.

OUTSIDE

To the front of the home, there is a flagged driveway which provides off street parking and leads to the attached integral garage. The front garden is predominantly laid to lawn with flower beds containing an abundance of plants and shrubbery. To the rear, there is a flagged patio seating area and again the rear garden is laid predominantly to lawn with flower beds containing numerous plants and shrubbery. Heading towards the bottom of the garden we find a secluded seating area again with mature flower beds.





ADDITIONAL INFORMATION

The EPC Rating is C-69, the council tax band is D 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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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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

Harry Brearley House, Fox Valley, Stockbridge - S36 2AB

0114 3216590

sheffield@simonblyth.co.uk

www.simonblyth.co.uk/

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