

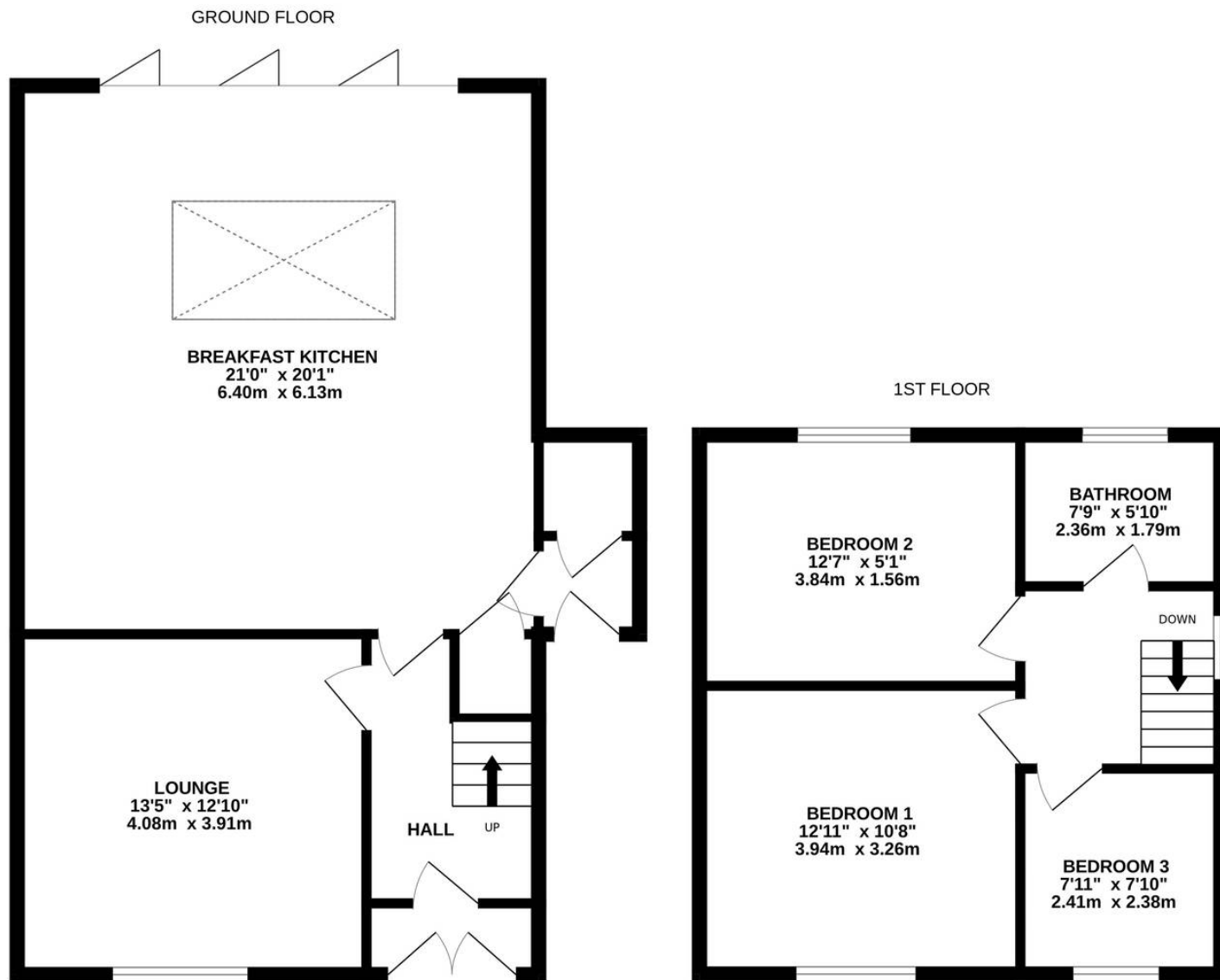


# Spink Hall Lane, Stocksbridge

Sheffield

Offers in Region of **£325,000**





SPINK HALL LANE

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## Spink Hall Lane

Stocksbridge, Sheffield

A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME, BENEFITTING FROM A SUBSTANTIAL SINGLE STOREY EXTENSION TO THE REAR, WHICH OFFERS SUPERB OPEN PLAN DINING KITCHEN WITH BI-FOLD DOORS. LOCATED IN THIS POPULAR PART OF STOCKSBRIDGE, THIS BEAUTIFULLY PRESENTED PROEPRTY IS WELL SITUATED CLOSE TO MANY LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. THE ACCOMMODATION BREIFLY COMPRISES; To the ground floor, entrance porch, entrance hallway, lounge, open plan dining kitchen and side porch. To the first floor, there are three bedroom and modern family bathroom. Externally, there are gardens to the front and rear with a driveway providing off street parking for numerous vehicles and in turn reaches the detached garage, which has been partly converted into a home office. The EPC rating is D-58 and the council tax band is C.





### ENTRANCE

Entrance gained via uPVC and obscure glazed door with matching glazed panels to the side and above into the entrance porch. With hanging space for coats and further timber and glazed door into the entrance hallway.

### ENTRANCE HALLWAY

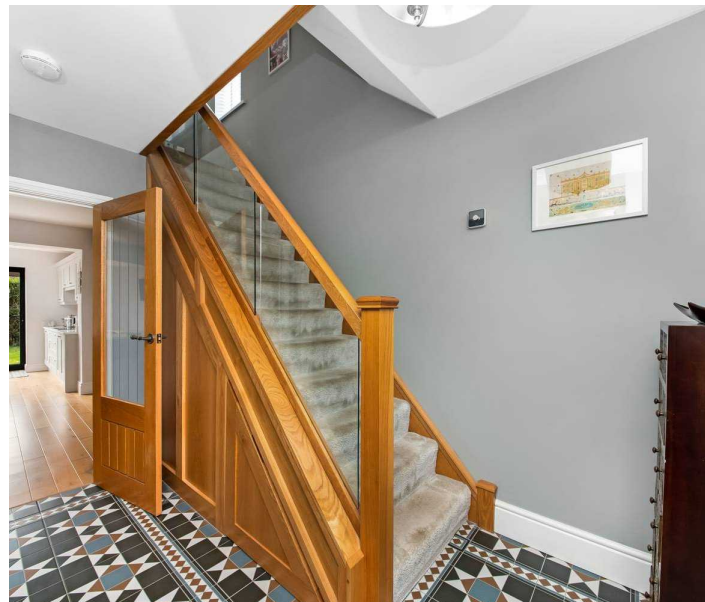
A generous entrance hallway with ceiling light, central heating radiator and staircase rising to the first floor with glass balustrade. Here we gain entrance to the following rooms.

### LOUNGE

A front facing principal reception space, with the main focal point being a log burner with wooden lintel. There is ceiling light, central heating radiator and uPVC double glazed window.

### DINING KITCHEN

Incorporating both the dining area and the kitchen with ample space for lounge furniture, the kitchen itself has a range of wall and base units in a white shaker style with contrasting Quartz worktops and splashback which is complimented by solid Oak flooring. There are integrated appliances in the form of double Hotpoint oven, Caple electric hob, integrated washing machine, integrated dishwasher, double integrated Caple fridge and there is also a central island incorporating breakfast bar seating, the island also hosts a Belfast inset sink with chrome mixer tap over and integrated wine cooler. There are pendant lights above the breakfast bar, further inset ceiling spotlights in the kitchen and dining area, lantern style sky light and bi-folding doors that open onto the rear garden. The room also has under floor heating and there is access to a storage cupboard underneath the stairs.



### SIDE PORCH

A separate entrance that leads into the kitchen and a further storage cupboard. Accessed via a uPVC and obscure glazed door with matching side panels and further window.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

A front facing double bedroom of great proportion. There is ceiling light, central heating radiator, a bank of fitted wardrobes and uPVC double glazed window to the front.

### BEDROOM TWO

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







### **BEDROOM THREE**

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

### **BATHROOM**

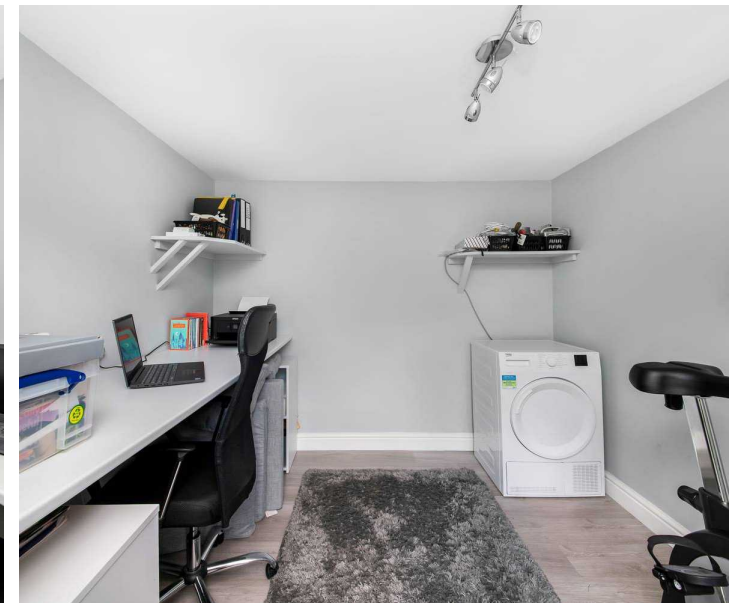
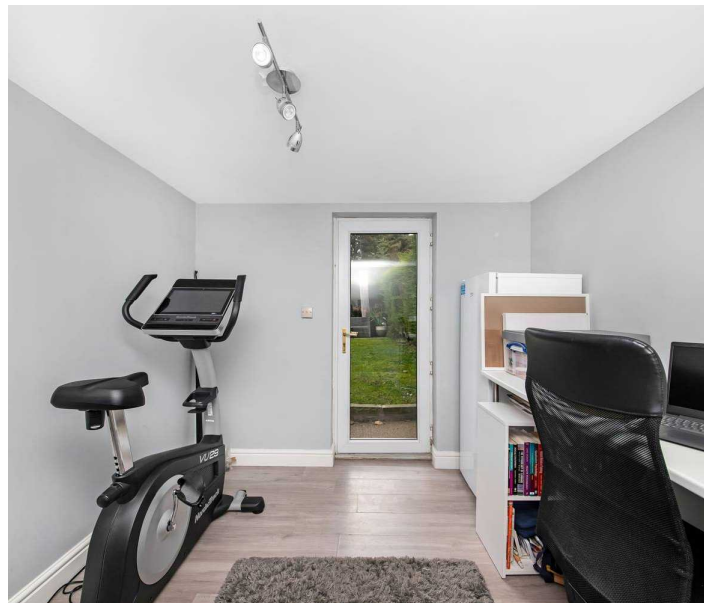
Comprising of a three piece modern white suite in the form of low level W.C., wall mounted basin with chrome mixer tap over and bath with chrome mixer tap, shower attachment and mains fed chrome shower over with glazed shower screen. There are inset ceiling spotlights, central heating radiator, under floor heating and obscure uPVC double glazed window to the rear.





## OUTSIDE

To the front of the home, there is a lawned area with perimeter flower beds and dry stone walling, further to this there is a tarmacked driveway providing off street parking for numerous vehicles which leads to the detached garage at the rear. The garage is accessed via an up and over door and provides further off street parking as well as having power and lighting. Further to this, there is a separate office space at the back of the garage which is separated by a wall. Immediately from the bi-folding doors in the breakfast kitchen is a path that leads to a seating area where there is hardstanding for a shed, which leads to a lawned space. The garden is fully enclosed with perimeter hedging.



## **ADDITIONAL INFORMATION**

The EPC Rating is C-69, 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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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





## Simon Blyth Estate Agents

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