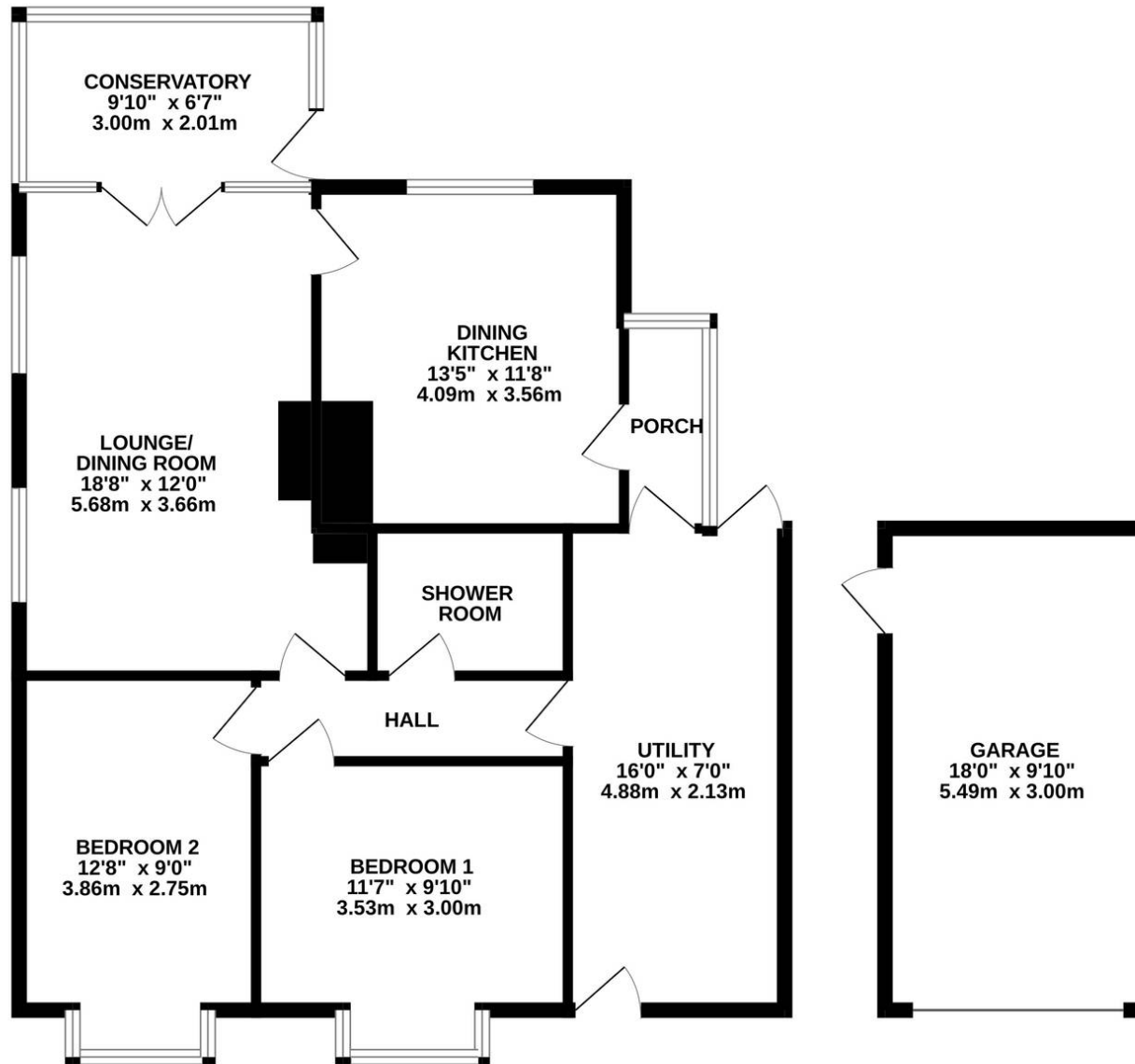




Oldfield Road, Stannington

Sheffield

Offers In The Region Of **£295,950**



OLDFIELD 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.
 Made with Metropix ©2024



Oldfield Road

Stannington, Sheffield

OCCUPYING A SUPERBLY TUCKED AWAY POSITION IN THIS LITTLE KNOWN POCKET OF STANNINGTON AND ENJOYING VIEWS ACROSS THE VALLEY. WE OFFER TO THE MARKET THIS EXTENDED DETACHED TRUE BUNGALOW, OFFERING A WEALTH OF HIGH QUALITY SINGLE STOREY ACCOMMODATION. ENJOYING NO THROUGH TRAFFIC, THE PROPERTY OFFERS THE FOLLOWING ACCOMMODATION; Entrance porch/utility, inner hall, living room, conservatory, quality breakfast kitchen with integrated appliances and Granite worktops, two bedrooms and modern shower room. Outside, there is a garden to the front and low maintenance garden to the rear and off street parking in the form of a garage. The EPC rating is D-67 and the council tax band is C.





ENTRANCE

Entrance gained via uPVC and obscure glazed door into the entrance porch.

ENTRANCE PORCH

A generous space with room for appliances to allow the area to double as a utility space. There are two wall lights, tiled floor and a pitched roof. A uPVC and obscure glazed door gives access to the rear garden and here we gain entrance to the property internally.

INNER HALLWAY

With ceiling light and central heating radiator. Here we gain access to the following rooms.

LIVING ROOM

A well proportioned principal reception space, with a wall mounted gas fire. There are two ceiling lights, coving to the ceiling, central heating radiator and uPVC double glazed window enjoying views across the valley. Twin French doors in uPVC and double glazing open through to the conservatory.

CONSERVATORY

An addition to the home, offering a reception space over looking the rear garden. Sitting under a pitched roof there is uPVC double glazing to three sides, central heating radiator allowing all year round usage, flagged flooring, wall light and uPVC and obscure glazed door giving access to the rear garden.



BREAKFAST KITCHEN

With space for a breakfast table and chairs, the kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting solid granite worktops, matching upstands and laminate flooring. There is an integrated EG electric oven with a NEFF induction hob and extractor fan over, built in fridge freezer, built in dishwasher and a one and a half bowl stainless steel sink with chrome mixer tap over. There are two ceiling lights, coving to the ceiling, vertical contemporary radiator, further under cupboard lighting and uPVC double glazed window over looking the rear garden.

BEDROOM ONE

A double bedroom with built in wardrobes, ceiling light, coving to the ceiling, two central heating radiators and uPVC double glazed bay window.

BEDROOM TWO

Again with a bank of fitted wardrobes, there is ceiling light, coving to the ceiling, dado rail, two central heating radiators, uPVC bay window and access to the loft via a hatch.





SHOWER ROOM

A contemporary shower room comprising of a three piece modern white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, full tiling to the walls and floor, central heating radiator, towel rail and obscure uPVC glazed window.

OUTSIDE

To the front of the home, there is a low maintenance gravelled and flagged area with path, shrubs and perimeter hedging. The garden is accessed via an iron pedestrian gate and a further gate from the garden gives access to the side of the home. To the rear of the home, there is a beautifully maintained and landscaped garden with an abundance of mature plants and shrubs, central two artificial grass spaces and resin path ways. There is also hard standing for a greenhouse and shed and a pedestrian gate giving access out. The garden steps descend to the pedestrian access to the garage, which is also accessed via a roller shutter door to the front and provides off street parking and has power and lighting with uPVC double glazed window to the rear.





ADDITIONAL INFORMATION

The EPC Rating is D-67, the Council Tax Band is C 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)

COPYRIGHT

Unauthorized reproduction prohibited.

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



Simon Blyth Estate Agents

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

0114 3216590

sheffield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 41 7000