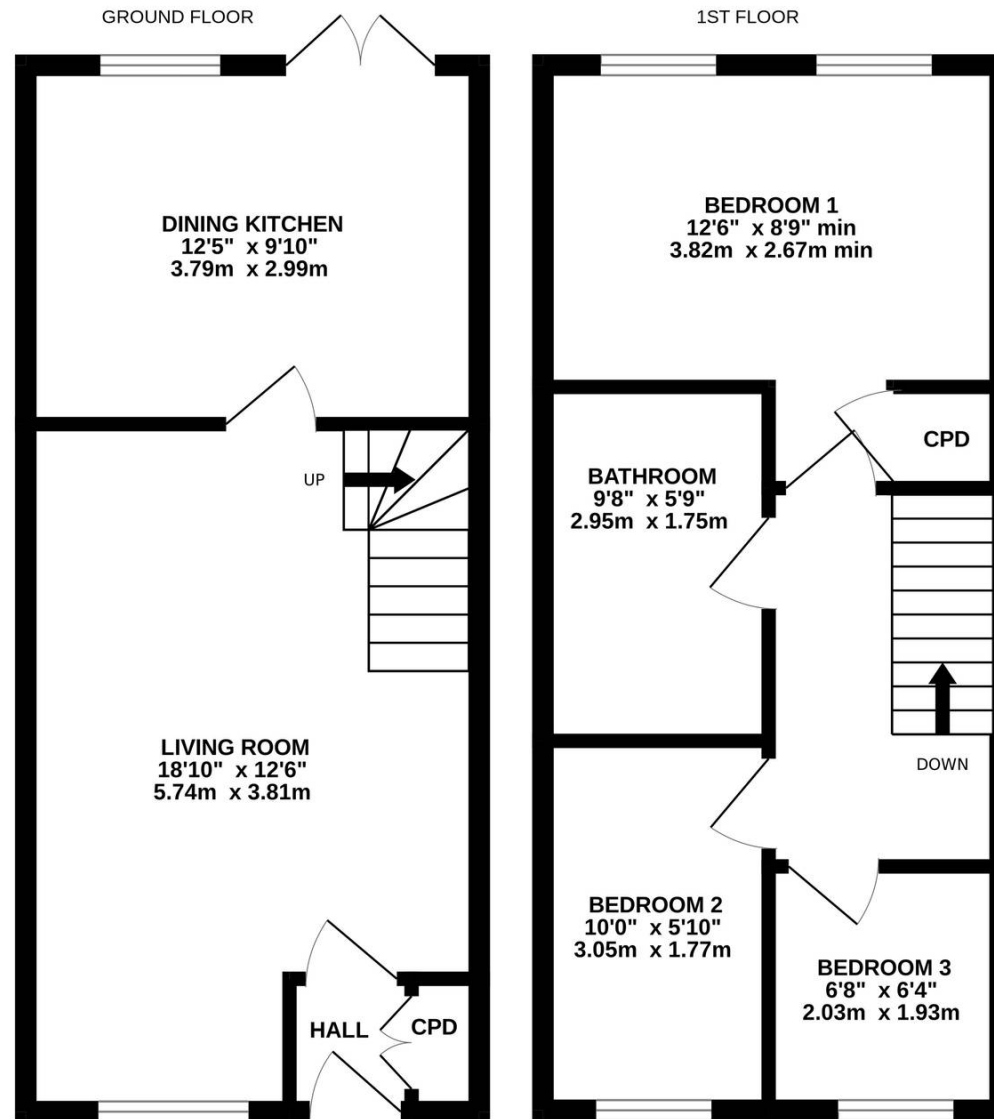




**Paterson Close, Stocksbridge**

Sheffield

Offers in Region of **£180,000**



PATERSON CLOSE

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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## Paterson Close

Stocksbridge, Sheffield

LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC, WE OFFER TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME, LOCATED CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hall, living room and dining kitchen with integrated appliances and French doors to the rear. To the first floor, there are three bedrooms and well sized family bathroom. Outside, there are gardens to the front and rear with driveway and garage. The EPC rating is D-63 and the council tax band is B.





### **ENTRANCE**

Entrance gained via uPVC and obscure glazed door into the entrance hall, with ceiling light and a built in cupboard.

### **LIVING ROOM**

An excellently proportioned principal reception space with an electric fire sat within surround, ceiling light, coving to the ceiling, two wall lights, central heating radiator and staircase rising to the first floor. A door opens through to the dining kitchen.

### **DINING KITCHEN**

With space for a dining table and chairs, the kitchen itself has a range of wall and base units in a high gloss ivory with contrasting wood block effect laminate worktops, tile splashbacks and tiled floor. There are integrated appliances in the form of stainless steel electric oven with matching four burner gas hob and chimney style extractor fan over, integrated under counter fridge, plumbing for a washing machine, space for further appliances and a stainless steel Franke sink mixer tap over. There are inset ceiling lights, further under cupboard lighting, contemporary vertical radiator, uPVC double glazed window to the rear and twin French doors giving access out.

### **FIRST FLOOR LANDING**

From the living room the staircase rises and turns to the first floor landing with spindle balustrade, ceiling light and access to the loft via a hatch. Here we gain entrance to the following rooms.



**BEDROOM ONE**

A rear facing double bedroom with inset ceiling lights, central heating radiator and uPVC double glazed window. There is also access to a cupboard above the stairs.

**BEDROOM TWO**

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

**BEDROOM THREE**

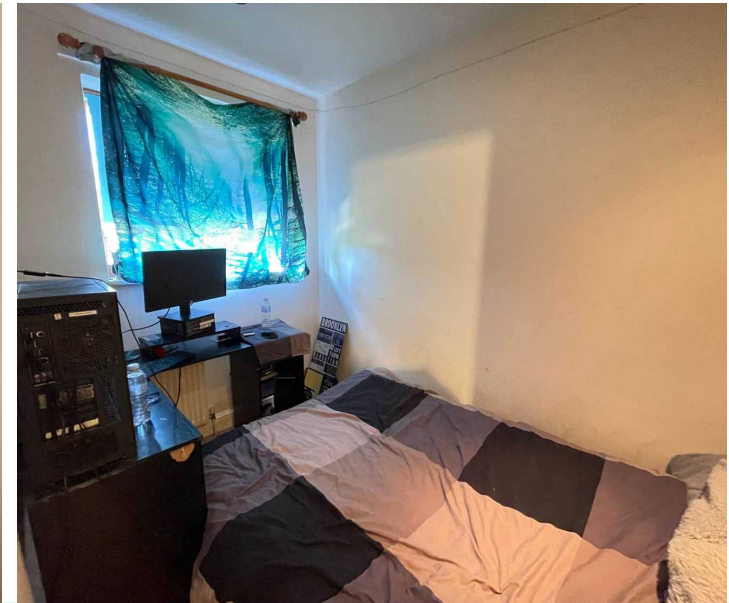
With ceiling light, central heating radiator and uPVC double glazed window to the front.

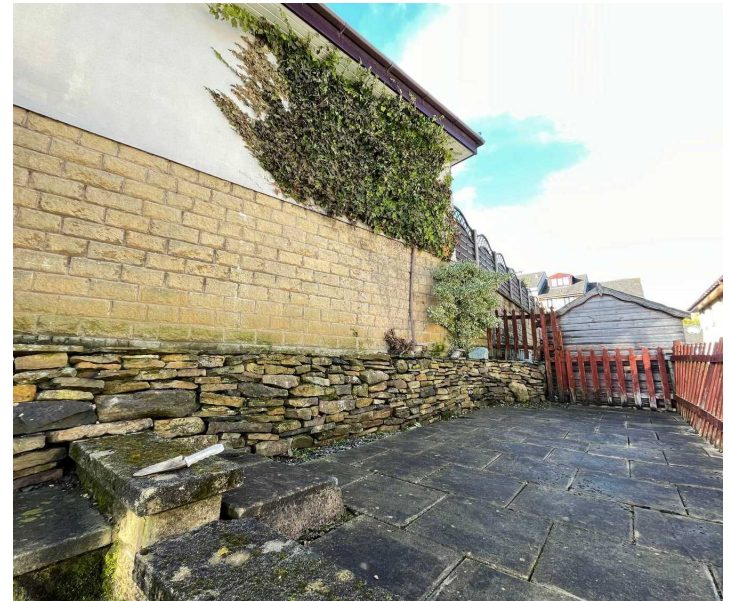
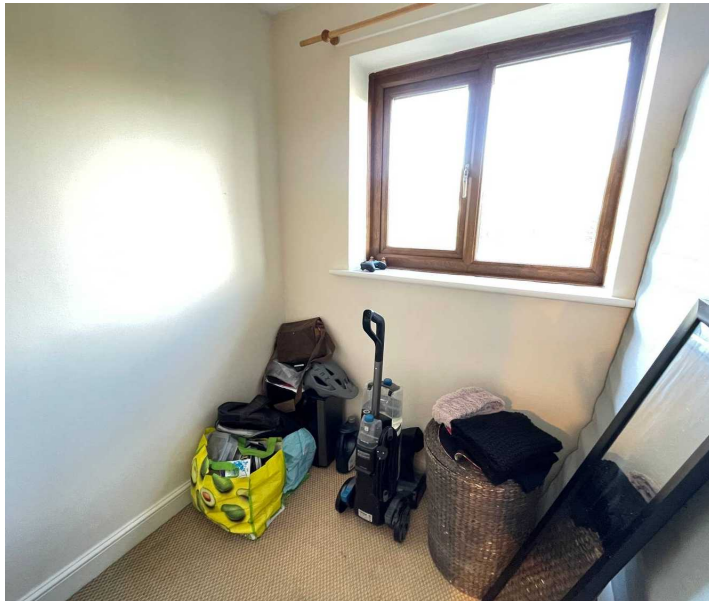
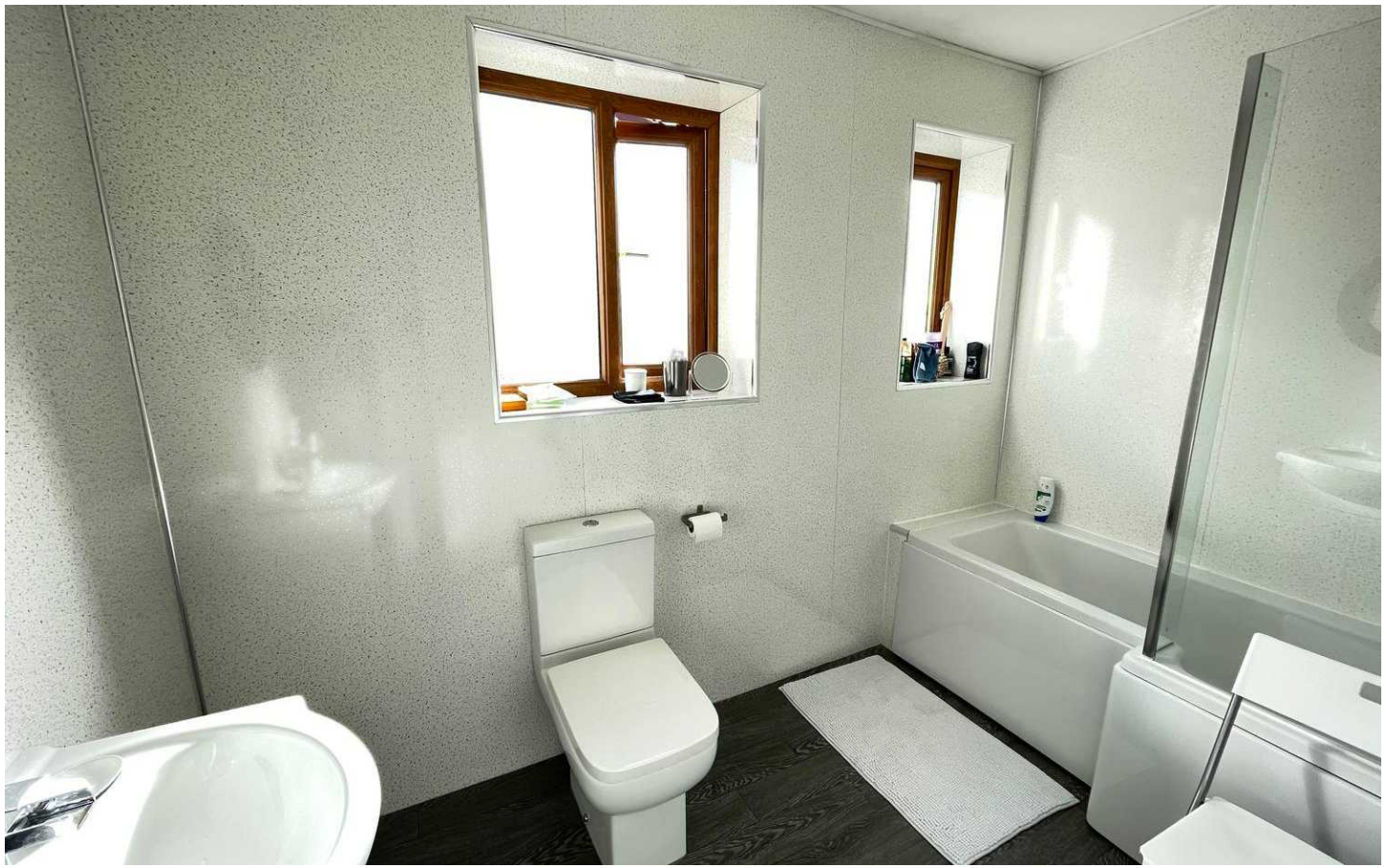
**BATHROOM**

A well proportioned family bathroom, having been enlarged by the current vendor and offers a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and P shaped shower bath with chrome mixer tap and mains fed chrome mixer shower over with glazed shower screen. There are inset ceiling lights, chrome towel rail/radiator and two obscure uPVC double glazed windows to the side.

**OUTSIDE**

To the front of the home, there is a lawned space with central flagged steps. To the side of the home, there is a tarmacked driveway providing off street parking leading to the attached single garage, which is accessed via an up and over door and separate personal access via a door to the rear. To the rear of the home, immediately behind is a low maintenance flagged area with steps then rising onto an upper tier with further flagged low maintenance space.







## **ADDITIONAL INFORMATION**

The EPC Rating is D-63, 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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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

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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





## Simon Blyth Estate Agents

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