

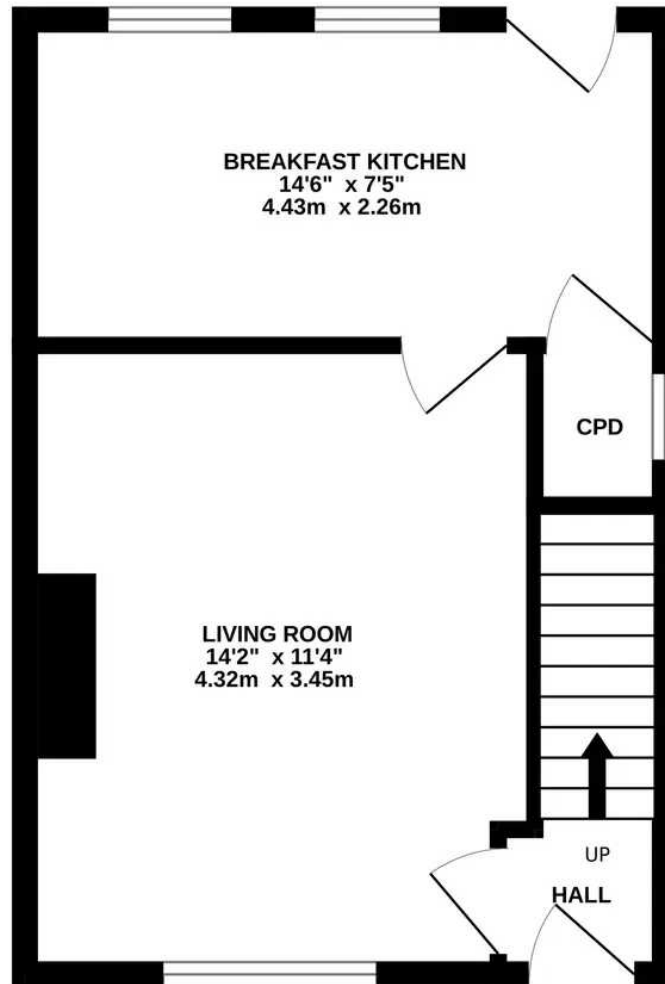


Westfield Avenue, Thurlstone

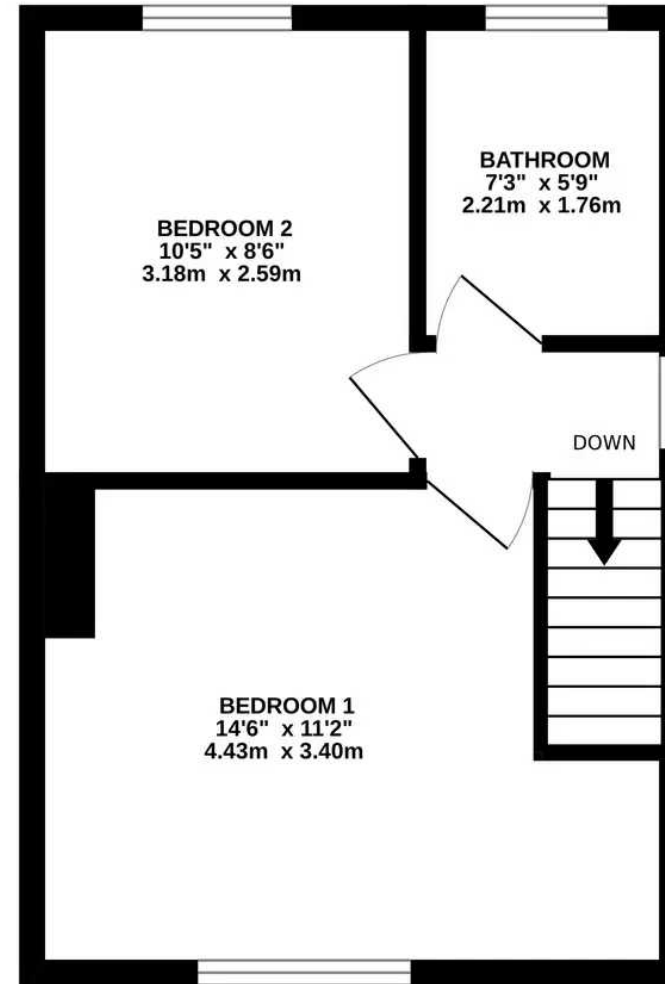
Sheffield

Offers in Region of **£135,000**

GROUND FLOOR



1ST FLOOR



WESTFIELD 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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Westfield Avenue

Thurlstone, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS TWO BEDROOM SEMI DETACHED PROPERTY WITH OFF STREET PARKING OCCUPYING THIS CONVENIENT POSITION CLOSE TO THURLSTONE PRIMARY SCHOOL AND WITH AN EASE OF ACCESS OF MANY LOCAL AMENITIES. The accommodation briefly comprises to ground floor entrance hall, living room, breakfast kitchen, to first floor there are two double bedrooms and bathroom. Outside to the front there is a double driveway for two vehicles and lawned garden to the rear, with interest expected to be high we advise an early viewing.

- TWO BEDROOM PROPERTY
- OFF STREET PARKING
- NO UPPER VENDOR CHAIN
- EASE OF ACCESS TO LOCAL AMENITIES





ENTRANCE HALLWAY

Entrance gained via uPVC door with obscure glazed pane over into entrance hall, with ceiling light, central heating radiator, wood effect laminate flooring and staircase rising to first floor and door opens through to living room.

LIVING ROOM

A front facing reception space with gas fire set within surround, there is ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the front, door then leads through to breakfast kitchen.

BREAKFAST KITCHEN

With space for table and chairs, the kitchen itself has a range of wall and base units in a wood effect shaker style, wood effect laminate worktops and tiled floor, there is an integrated electric oven with four burner gas hob, stainless steel splashback edging with extractor fan over. There is plumbing for a washing machine and stainless steel sink with chrome mixer tap over, the room is lit by inset ceiling spotlights, has natural light gained via two uPVC double glazed windows to the rear and has uPVC and obscure glazed door giving access out. The room is heated by central heating radiator and door opens to pantry underneath the stairs.

PANTRY

With space for tumble dryer and obscure uPVC double glazed window to the side.



STAIRCASE TO FIRST FLOOR LANDING

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

BEDROOM ONE

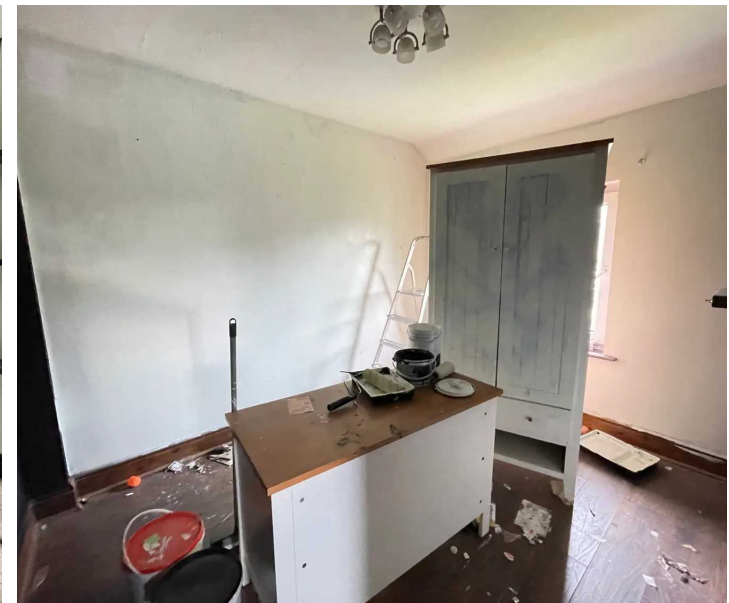
Front facing double bedroom with fitted furniture, ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM TWO

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

BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over, bath with chrome mixer tap and electric shower over with glazed shower screen. There is ceiling light, part tiling to walls, tiled floor and chrome towel rail/ radiator.





OUTSIDE

To the front of the home, is a gravelled area providing off street parking for two vehicles, path leads to the side of the property to the rear, where there is lawned garden with flagged patio seating area and space for shed.



ADDITIONAL INFORMATION:

The EPC rating is a D - 63 and the Council Tax band is a A.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

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 FLOOR**PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY****MAILING LIST**

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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.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45am to 5:30pm

Saturday - 9am to 2pm

Sunday - 11am to 1pm



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