

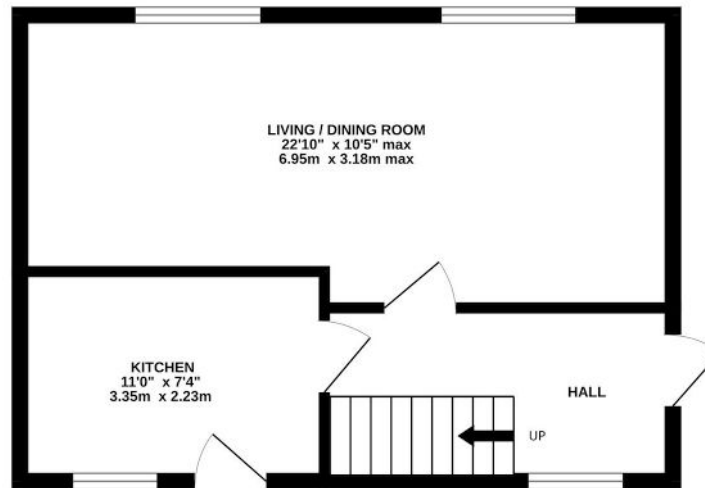


## Eyre Gardens, High Green

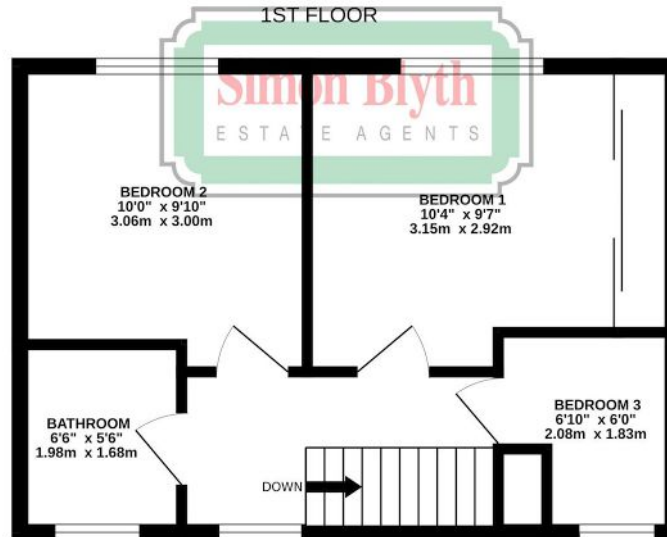
Sheffield

Offers In Region Of **£205,000**

GROUND FLOOR



1ST FLOOR



EYRE GARDENS

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



## Eyre Gardens

High Green, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, IS THIS WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME. LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC IN THIS POPULAR AREA OF NORTH SHEFFIELD, WITH ACCESS TO MANY LOCAL AMENITIES AND TRANSPORT LINKS INCLUDING THE M1 MOTORWAY. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, a fitted kitchen with integrated appliances, hallway and open plan living/dining room. To the first floor, there are three bedrooms and modern bathroom. Outside, there are gardens to three sides and driveway which leads to the attached single garage. The EPC rating is C-69 and the council tax band is C.

- NO CHAIN
- THREE BEDROOMS
- DETACHED
- QUIET RESIDENTIAL CUL-DE-SAC
- ACCESS TO MANY LOCAL AMENITIES
- TRANSPORT LINKS INCLUDING M1 MOTORWAY





### ENTRANCE

Entrance gained via a uPVC and obscure glazed door into the kitchen.

### KITCHEN

A fitted kitchen with a range of wall and base units in a light grey shaker style with contrasting wood block effect laminate worktops, matching upstands and wood effect laminate flooring. There are integrated appliances in the form of a stainless steel electric oven, built in microwave, electric hob with glass splashback and extractor fan over, built in fridge freezer, plumbing for a washing machine and a composite sink with a black mixer tap over. There is ceiling light, coving to the ceiling and a uPVC double glazed window to the front. A door leads through to the hallway.

### HALLWAY

With ceiling light, coving to the ceiling, central heating radiator, wood effect laminate flooring, staircase rising to the first floor with useful cupboard underneath and a uPVC double glazed window to the front and a uPVC double glazed door giving access to the side of the home. A door opens through to the living/dining room.

### LIVING/DINING ROOM

An excellently proportioned open plan space incorporating two distinct areas. The living space, with the main focal point being an electric fire set within an ornate surround. There is ceiling light, coving to the ceiling, central heating radiator and a uPVC double glazed window to the rear. With an open plan feel the dining area has wood effect laminate flooring, ceiling light, coving to the ceiling, central heating radiator and a uPVC double glazed window to the rear.



### FIRST FLOOR LANDING

From the hallway, the staircase rises to the first floor landing with ceiling light and ceiling rose, coving to the ceiling, spindle balustrade, a uPVC double glazed window to the front and a cupboard above the stairs. Here we gain access to the following rooms.

### BEDROOM ONE

A double bedroom with fitted wardrobes, ceiling light with ceiling rose, coving to the ceiling, central heating radiator and a uPVC double glazed window to the rear, enjoying an elevated view over the neighbouring properties.

### BEDROOM TWO

A further double bedroom with ceiling light, coving to the ceiling, central heating radiator, wood effect laminate flooring and a uPVC double glazed window.

### BEDROOM THREE

A front facing bedroom with ceiling light, coving to the ceiling, dado rail, central heating radiator, built in cupboard above the stairs and a uPVC double glazed window to the front.

### BATHROOM

Comprising of a three piece modern white suite in the form of close coupled W.C., pedestal basin with chrome taps over, bath with chrome mixer tap and a separate Mira electric shower over with glazed shower screen. There are inset ceiling lights, full tiling to the walls, wood effect laminate flooring, chrome towel rail/radiator and an obscure uPVC double glazed window to the front.





## OUTSIDE

There is a concrete driveway creating off street parking which leads to the single attached garage, providing further off street parking and storage. An iron gate opens onto the front garden which is predominantly lawned with a raised decked area and planters containing various plants. A timber gate opens to the side of the home, where there is a secure low maintenance flagged area with space for a shed, a further iron gate opens onto the rear garden with a flagged seating area and steps leading down to a lawned garden with flower beds containing various plants, shrubs and hedging.



## **ADDITIONAL INFORMATION**

The EPC Rating is C-69, 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](mailto:sheffield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://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 731730	01977 800259	0113 4689331	01422 417000