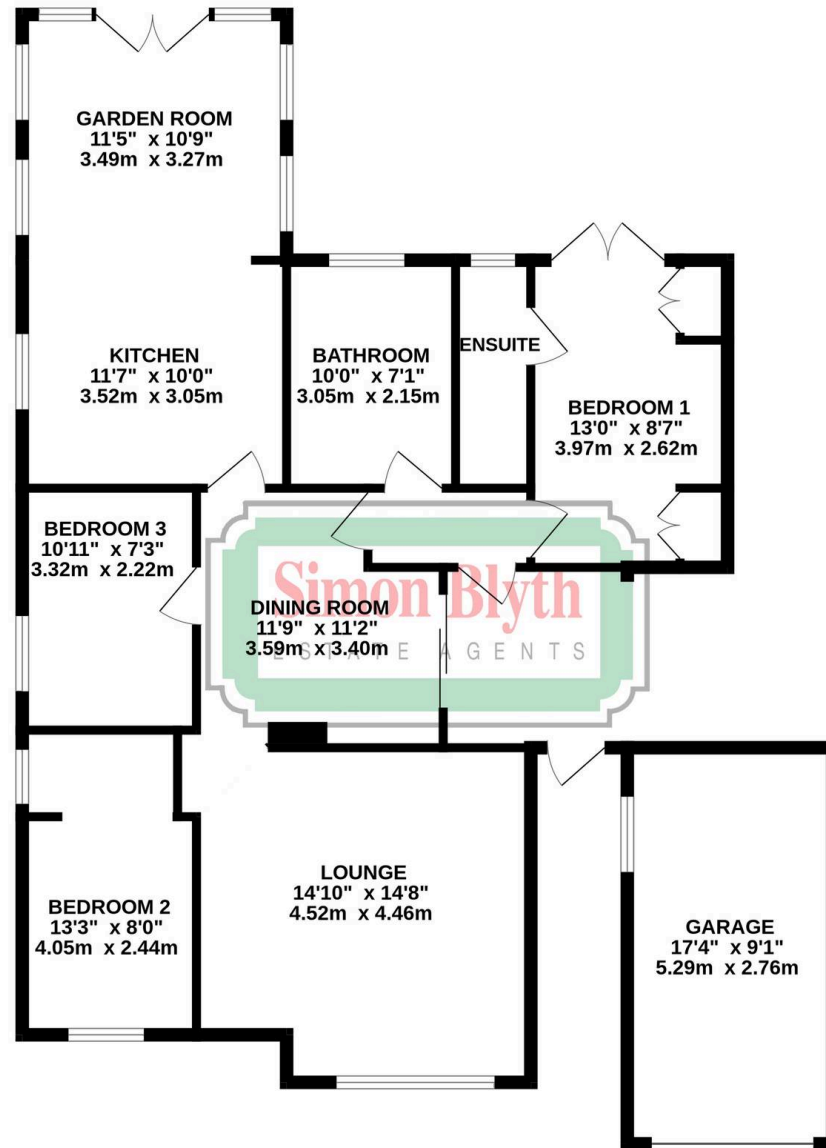




Kirk Edge Avenue, Worrall

Sheffield

Offers in Region of **£475,000**



KIRK EDGE 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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Kirk Edge Avenue

Worrall, Sheffield

SITUATED ON A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER LOCATION OF WORRALL, WE OFFER TO THE MARKET THIS EXTENDED AND VERY WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW. THE ACCOMMODATION BRIEFLY COMPRISES; Entrance hall, dining room, living room, open plan fitted kitchen and additional garden room, three bedrooms including the master with en-suite shower room and the house bathroom. Outside, there are mature gardens to the front and rear with a driveway that provides off street parking and a detached single garage. The EPC rating is C-69 and the council tax band is D.

- DETACHED BUNGALOW
- GENEROUS MATURE GARDENS
- OFF STREET PARKING & GARAGE
- BEAUTIFULLY PRESENTED AND UPGRADED
- GAS CENTRAL HEATING



ENTRANCE

Entrance gained via uPVC and double glazed door onto the storm porch, with a wooden decked seating area. A further door opens into the entrance hall.

ENTRANCE HALL

Here we find a cloakroom and access to the loft space.

DINING ROOM

A versatile reception space with a sliding uPVC and double glazed door which leads back onto the storm porch, inset ceiling spotlights, coving to the ceiling, central heating radiator and wood effect laminate flooring. An archway leads through to the living room.

LIVING ROOM

A front facing reception space with inset ceiling spotlights, coving to the ceiling, central heating radiator, continuation of the wood effect laminate flooring and a uPVC double glazed window to the front.

KITCHEN

A fantastic open plan space, incorporating both the kitchen and garden room. The kitchen itself has a range of wall and base units in a high gloss with contrasting quartz worktops. There are integrated appliances in the form of fridge freezer, dishwasher and washing machine, there is space for a range style cooker with a chimney style extractor fan over and glass splashback. There are inset ceiling spotlights, coving to the ceiling, continuation of the wood effect laminate flooring, vertical contemporary radiator, uPVC and double glazed window to the side and a breakfast bar.



GARDEN ROOM

Sitting under a vaulted ceiling with the added benefit of under floor heating and uPVC double glazing to three sides with twin French doors giving access out. There are inset ceiling spotlights, a vertical contemporary radiator and continuation of the wood effect laminate flooring.

BEDROOM ONE

A rear facing double bedroom, with ceiling light, coving to the ceiling and twin French uPVC double glazed doors giving access to the rear garden. Here we also gain access to the en-suite shower room.

EN-SUITE SHOWER ROOM

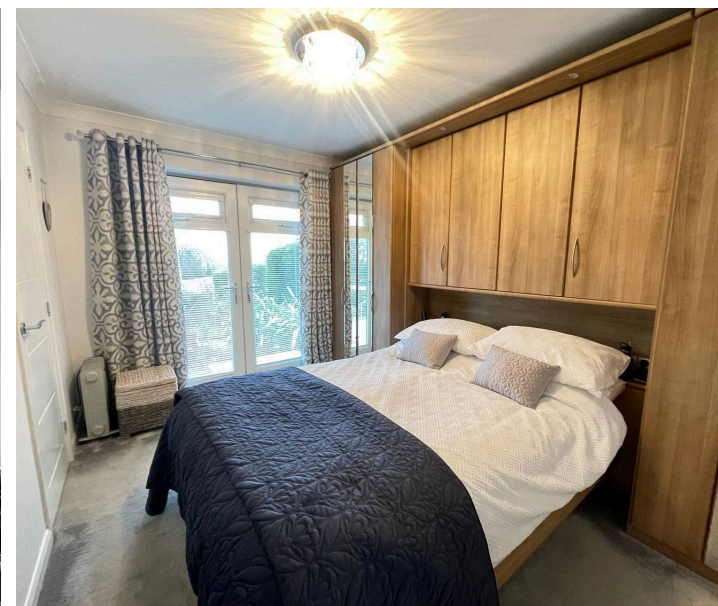
A modern fitted shower room comprising of a low level W.C., basin sat within a vanity unit and a walk in shower with mains fed chrome mixer within and glazed shower screen. There is ceiling light, chrome towel rail/radiator and an obscure uPVC double glazed window to the rear.

BEDROOM TWO

With fitted wardrobes, inset ceiling spotlights, central heating radiator and two uPVC and double glazed windows.

BEDROOM THREE

With ceiling light, central heating radiator and uPVC double glazed window to the side of the home.





FAMILY BATHROOM

Boasting a four piece white suite in the form of low level W.C., basin sat within a vanity unit with chrome mixer tap over, bath with chrome mixer tap 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 and an obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, there is a tarmacked driveway providing off street parking for two vehicles which leads to the detached garage. The garage is accessed via an electric up and over door and provides further off street parking, storage or indeed scope for further conversion given the necessary planning and consents, there is also electric and lighting. Also to the front of the home, there is a low maintenance lawned area with flower beds containing various plants, shrubs and trees. To the rear of the home, there is a generous garden with a further raised flagged seating area directly from the garden room, where we find a pond and hard standing for a shed that has electric and lighting. The garden is fully enclosed with perimeter hedging and fencing.





ADDITIONAL INFORMATION

The EPC Rating is C-69, the Council Tax Band is D and we are informed by the vendor that the property is Leasehold.

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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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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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



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