

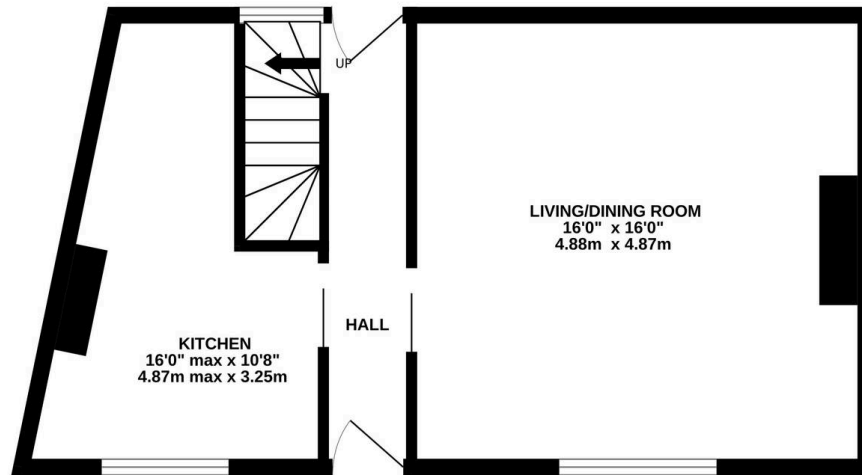


Oak Cottage, Manchester Road, Deepcar

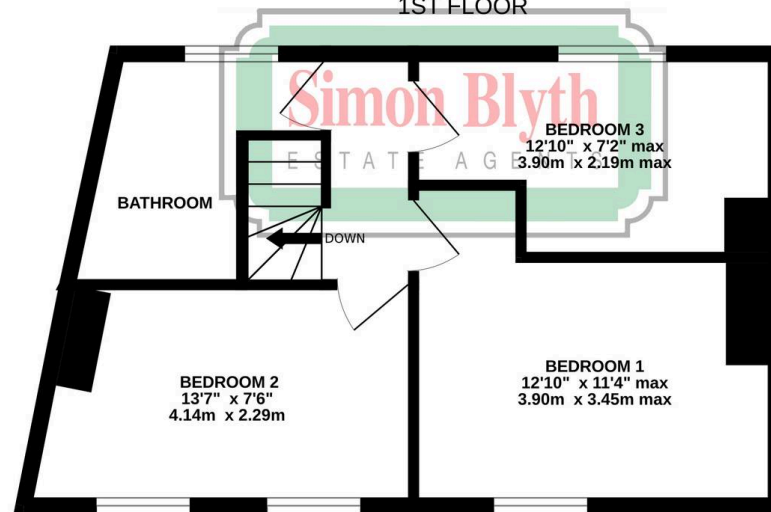
Sheffield

Offers in Region of **£180,000**

GROUND FLOOR



1ST FLOOR



MANCHESTER 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



Oak Cottage, Manchester Road

Deepcar, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS THREE BEDROOM STONE BUILT SEMI-DETACHED HOME, DATING BACK TO THE 1860'S THIS HOME HAS NOW BEEN UPGRADED BY THE CURRENT VENDOR TO CREATE MODERN AND VERSATILE ACCOMMODATION. THE HOME HAS ALSO BEEN USED AS AN AIR B&B, GENERATING APPROXIMATELY £23,000 IN REVENUE THIS YEAR. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hallway, living/dining room and kitchen with access to the cellar. To the first floor, there are three bedrooms and modern bathroom. Externally, the property has a low maintenance garden to the rear. The EPC rating is E-44 and the council tax band is A.



ENTRANCE HALLWAY

Entrance gained via uPVC and double glazed door into the entrance hallway. Here we gain entrance to the following.

LIVING/DINING ROOM

A versatile front facing reception space, with the main focal point being a cast iron feature fireplace. There is ceiling light, two wall lights, two central heating radiators, wood effect laminate flooring and a uPVC double glazed window to the front. There is also ample space for a dining table and chairs.

KITCHEN

With a range of wall and base units in a Ivory shaker style with contrasting wood block effect worktops and tile splashbacks. There are integrated appliances in the form of an electric oven with induction hob and chimney style extractor fan over, there is plumbing for a washing machine and dishwasher and space for a free standing fridge freezer. The room is lit by inset ceiling spotlights, central heating radiator, tiled flooring and two uPVC double glazed windows to the front and the rear. Here we also find the boiler and there is also a trap door giving access to the cellar.

FIRST FLOOR LANDING

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



BEDROOM ONE

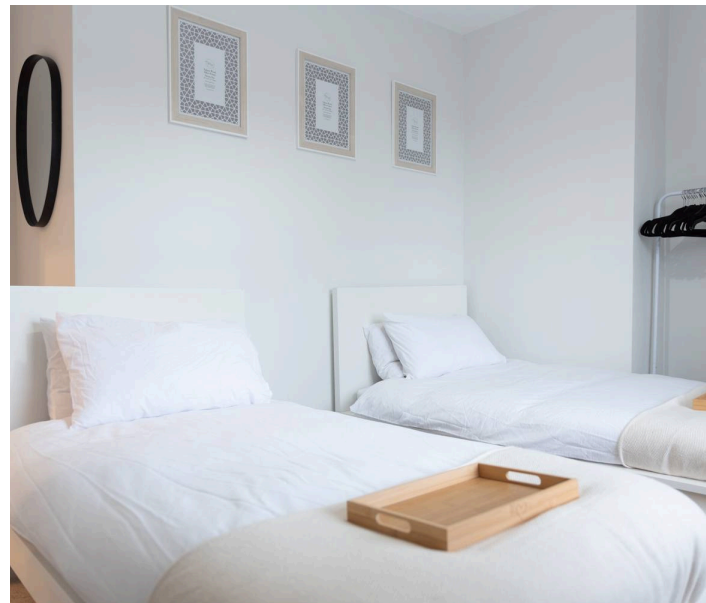
A double bedroom with the main focal point being a cast iron feature fireplace. There is ceiling light, two central heating radiators and two separate uPVC and double glazed windows to the front.

BEDROOM TWO

A further double bedroom with 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 rear.





BATHROOM

A modern three piece white suite, having been upgraded by the current vendor and now comprises of a close coupled W.C., pedestal basin with chrome mixer tap over, bath with chrome mixer tap and mains fed chrome mixer shower over with additional shower head. There is ceiling light, central heating radiator, tiled floor and a uPVC double glazed window to the rear.

OUTSIDE

To the front of the property, there are wrought iron railings and gate leading onto the forecourt. To the rear, there is a low maintenance garden with a gravelled and lawned area.



ADDITIONAL INFORMATION

The EPC Rating is E-44, the Council Tax Band is A 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 731730	01977 800259	0113 4689331	01422 417000