

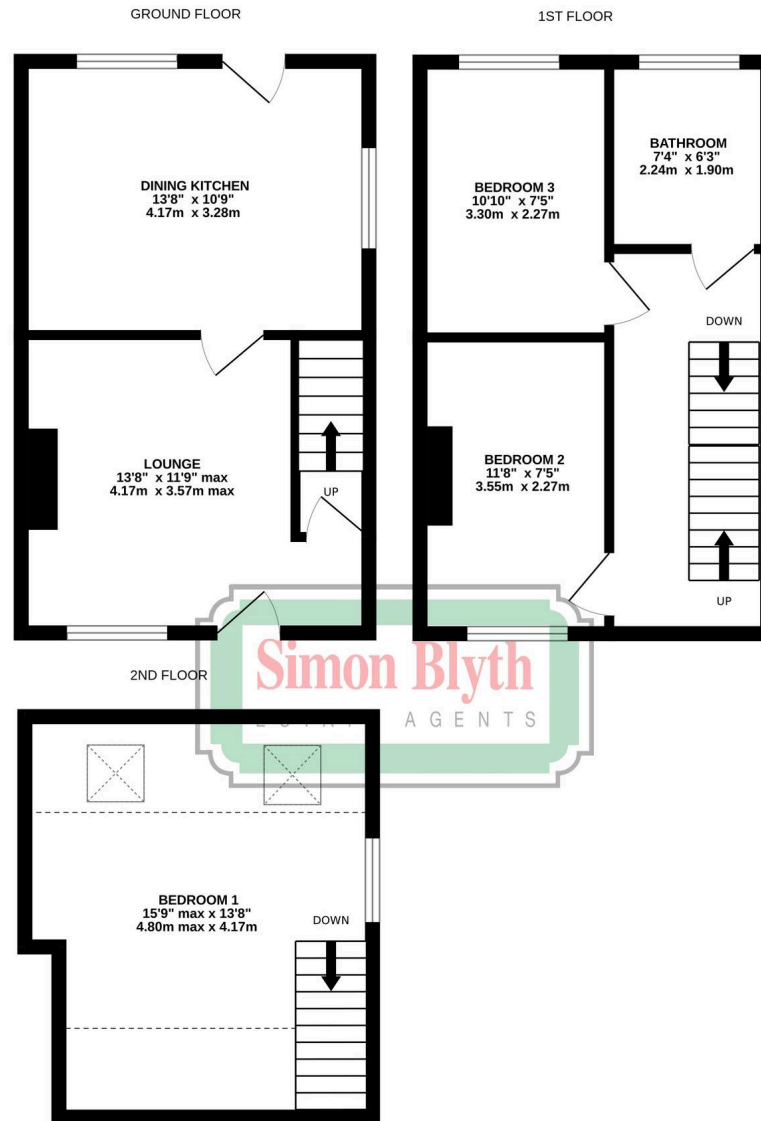
Simon Blyth
ESTATE AGENTS



Manchester Road, Thurlstone

Sheffield

Offers in Region of **£245,000**



MANCHESTER ROAD

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MANCHESTER ROAD, THURLSTONE

OCCUPYING AN ELEVATED POSITIONED SAT BACK FROM MANCHESTER ROAD AND ENJOYING FABULOUS VIEWS ACROSS THE VALLEY TO FRONT, WE OFFER TO THE MARKET THIS THREE BEDROOM STONE FRONTED SEMI-DETACHED COTTAGE. Well situated close to local amenities including Penistone Grammar School, the property enjoys a generous plot with garden to rear, detached garage and outbuilding to rear with power and water currently used as a utility room. Internally the accommodation comprises to ground floor: entrance, living room and dining kitchen, to lower ground floor; cellar. To first floor there are two bedrooms and a bathroom and from here we access to the second floor to attic room. A lovely home in a little known tucked away position with an early viewing being a must to fully appreciate.







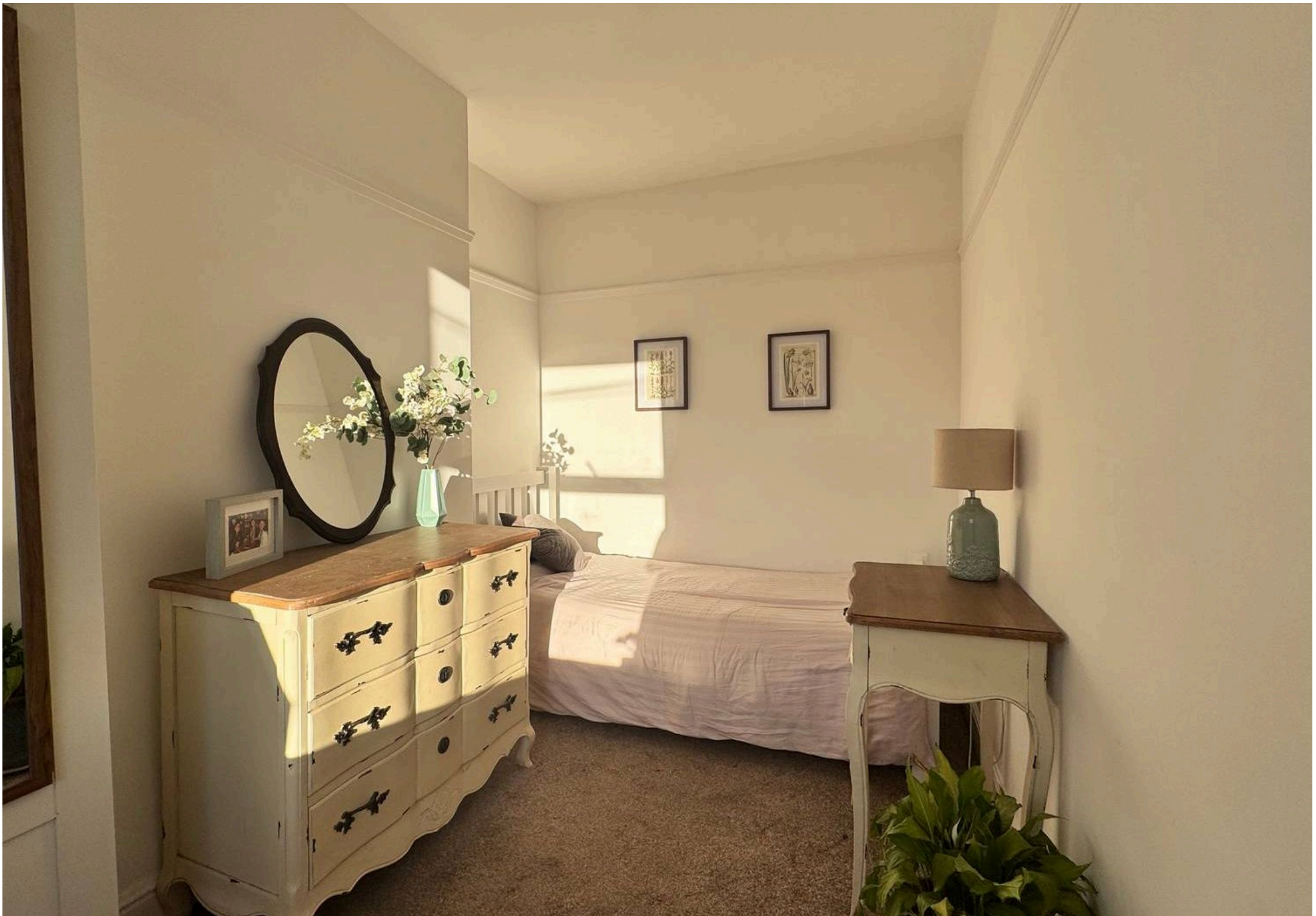










































ENTRANCE

A double glazed stable style entrance door opens to the lounge.

LIVING ROOM

A well-presented reception room with a double glazed sash style window to the front which commands a pleasant semi-rural view. This room has a central heating radiator, picture rail and a multi-fuel burning stove which sits on a stone flagged hearth with stone surround and exposed brick back cloth. A staircase rises to first floor landing.

DINING KITCHEN

A well-proportioned dining kitchen with double glazed windows to two aspects and a double glazed stable style entrance door which opens to the rear garden. This room has full tiling to the floor, central heating radiator, coving to the ceiling, inset spotlights and three pendant lights. Access is provided into the cellar. The kitchen has a range of wall and base units, one and a half ceramic bowl single drainer and pot sink with mixer tap over and tiled backdrop. There is an Indesit stainless steel stove consisting of a double oven with five ring burner and extractor fan over, space for a fridge freezer and plumbing for an automatic washing machine.

CELLAR

This partly converted room is currently used as a games/TV room.

FIRST FLOOR LANDING

From entrance hall, staircase rises to first floor landing with two ceiling lights, and dado rail. From here we gain access to the following rooms;

BEDROOM TWO

A double bedroom, with ceiling light, central heating radiator, double glazed window with pleasant views to the rear garden.

BEDROOM THREE

A front facing bedroom with ceiling light, central heating radiator and uPVC double glazed window with commanding views towards Trans-Pennine Trail and open fields.

BEDROOM ONE

A spacious versatile room with two Velux skylight windows and a uPVC double glazed window to the gable end commanding a pleasant outlook. This room has exposed timbers and useful eaves storage.

OUTSIDE

A paved walkway to the front and side give access to the rear. To the rear elevation, there is a generously proportioned garden which is presented on three tiers; one section being laid to lawn with ornate stonework and a variation of flower borders and shrubs. Steps lead up to a hard standing which is home to a detached single garage which has power, lighting and up and over entrance door. At the immediate rear of the house is a paved yard and access to an external W. C and a stone built outbuilding with power, lighting and plumbing for an automatic washing machine and dryer.

ADDITIONAL INFORMATION

Pedestrian access to the rear is granted to the neighbouring property.

Please note that the property being marketed for sale is owned by a staff member of this agency. We remain committed to maintaining transparency and adhering to all relevant regulations to ensure a fair and professional process.

ADDITIONAL INFORMATION:

The EPC rating is an E-47 and the Council Tax band is a B.

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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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**

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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 2pm

Sunday – 11am to 1pm



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