



**STORTH LANE
WHARNCLIFFE SIDE
SHEFFIELD
S35 0DW**



A UNIQUE OPPORTUNITY TO PURCHASE THIS DETACHED BUNGALOW OFFERED WITH NO UPPER VENDOR CHAIN OCCUPYING A SIMPLY STUNNING LOCATION. THERE ARE STUNNING VIEWS TO TWO SIDES OVER ADJOINING FARMLAND AND WOODLAND BEYOND. HAVING BEEN BUILT BY THE CURRENT VENDOR'S FAMILY AND SO NEVER KNOWINGLY BEEN OFFERED ON THE MARKET, THIS PRESENTS A RARE OPPORTUNITY TO ACQUIRE THIS HOME WHICH HAS FABULOUS SCOPE FOR UPGRADING, EXTENSION OR CONVERSION GIVEN NECESSARY PLANNING AND CONSENTS. WITH BEAUTIFUL SCENERY ON THE DOORSTEP THE ACCOMMODATION BRIEFLY COMPRISES: Entrance hall, kitchen, conservatory, living/dining room, three bedrooms and a bathroom. Outside there are gardens to front and rear, private driveway providing off street parking for numerous vehicles. There is a garage and workshop, this is accessed via a quiet no-through road which only access' Glen Howe Park. The home must be viewed to fully appreciate.

Offers over: £395,000

Brearley House, Office 1 Fox Valley Way, Stocksbridge, Sheffield, S36 2AD
Tel: 0114 3216590

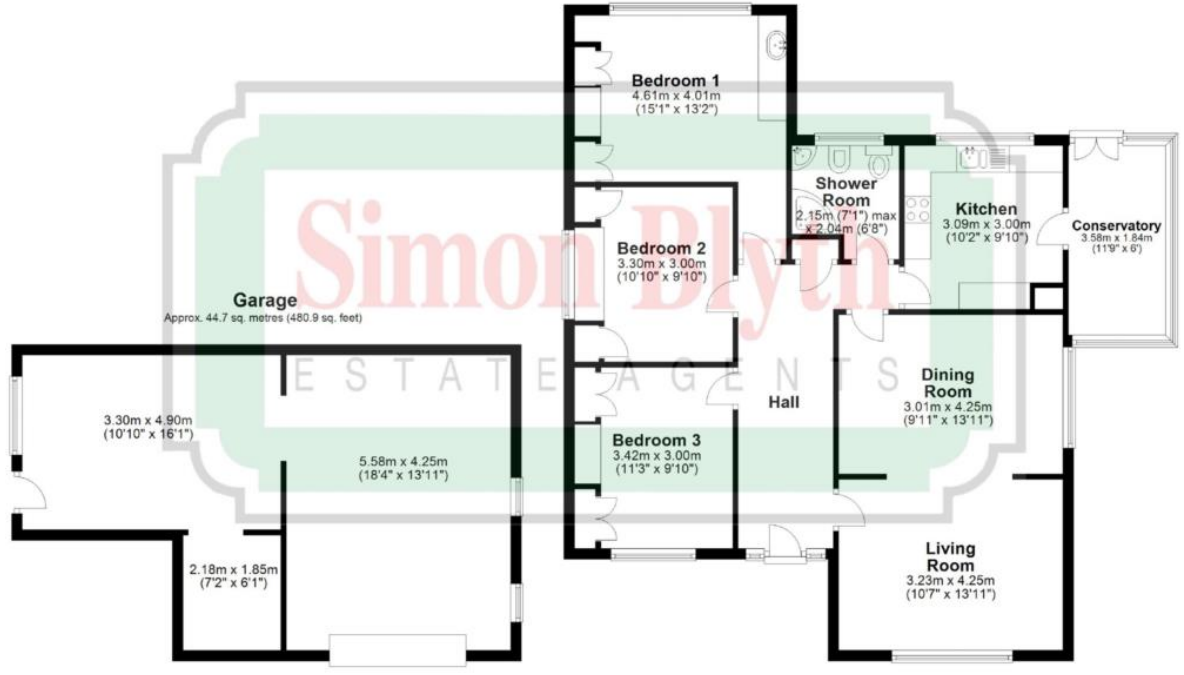


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Ground Floor

Approx. 95.4 sq. metres (1026.7 sq. feet)



Total area: approx. 140.1 sq. metres (1507.6 sq. feet)



ENTRANCE



Entrance is gained by uPVC and decoratively glazed door with matching side panels into the entrance hallway. An excellently proportioned entrance hallway with two ceiling lights, coving to the ceiling and central heating radiator. There is access to a useful storage cupboard and access to loft via a hatch. When the property was built, the entrance hallway was designed so that a staircase could be inserted to create access to upstairs accommodation. Here we gain access to the following rooms:

KITCHEN





The kitchen has a range of wall and base units in a wood shaker style, with laminate worktops and tiled splashbacks. There is an integrated electric oven and grill, electric hob, plumbing for a washing machine and a dishwasher. There is a one and a half sink with chrome mixer tap over. There are ceiling strip lights, coving to the ceiling and a uPVC double glazed window to rear.

CONSERVATORY



A timber and glazed door leads through to the conservatory. An addition to the home offering flexible reception space in this fabulous position, with uPVC double glazing to three sides, overlooking the adjoining field. There are three walls light, central heating radiator and twin French doors giving access to rear garden.

LIVING/DINING ROOM



A fabulous open plan space, that is separated into two principle areas by an archway. The dining area has ample room for table and chairs, coving to the ceiling and a central heating radiator. There is an uPVC double glazed window to side enjoying fabulous views. The living space has the focal point of an electric fire with ornate surround. There is a ceiling light with ceiling rose, coving to the ceiling and a central heating radiator. There are full length double glazed windows enjoying fabulous far reaching views over the field to the front, and beyond to Glen Howe Park and down towards the valley. Living area is also accessed through the front door from an entrance hallway.

BEDROOM ONE



This is a double bedroom with ceiling light, ceiling rose, ceiling coving and a central heating radiator. There is a vanity unit with a basin, chrome taps and uPVC double glazed window to rear.

BEDROOM TWO



Further double bedroom with fitted furniture, ceiling strip light, central heating radiator and uPVC double glazed window to side.

BEDROOM THREE



Fitted wardrobes, ceiling lights and coving to the ceiling, central heating radiator and uPVC double glazed window enjoying views to front.

BATHROOM



The bathroom comprises of a four piece white suite with a close coupled W.C., a bidet, a pedestal basin with chrome mixer tap over and a showering cubicle with a "Mira" electric shower. There are inset ceiling spotlights, an extractor fan, shaving socket and full tiling to the walls. There is a towel rail for a radiator and an obscured double glazed window to rear.

ATTIC



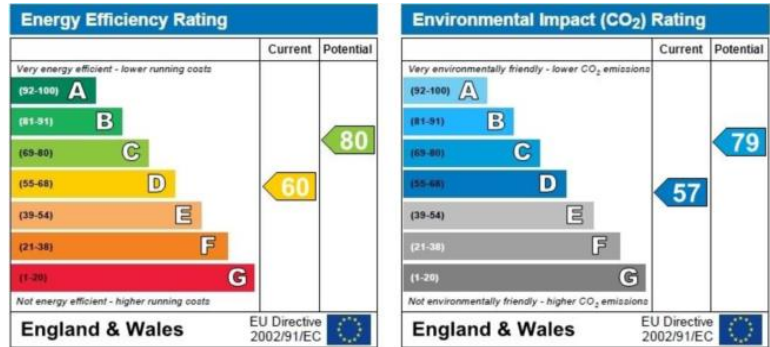
The attic can be accessed via drop down ladder. This has uPVC double glazed windows to sides, offering excellent scope for further conversion into bedroom space given planning and consents.

OUTSIDE



Access is gained via a sweeping tarmac private driveway with a low maintenance flagged and gravel area and perimeter stone walling leading to the garage. This is a single garage with uPVC double glazed window to side, offering off street parking or further scope for conversion. This in turn leads to two separate rooms, one making an ideal workshop, the other a store. This workshop area can be accessed via a personal door to side, where there is an uPVC double glazed window. From the front garden, steps to either side lead down to the rear garden, this is of generous proportions. There is a terraced rear garden that has lawned space and has many plants and shrubs. There is hardstanding for a greenhouse and perimeter hedge walling.

EPC



TENURE

We have been informed by the vendor that this 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)

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FLOOR PLANS

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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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.

IMPORTANT NOTES

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

MAILING LIST

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MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

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 TIME

7 DAYS A WEEK

Monday to Friday - 9:00 am to 5:30 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 03/03/19