



**ELLESMERE ROAD NORTH  
PITSMOOR  
SHEFFIELD  
S4 7DP**



**A WELL-PROPORTIONED, THREE BEDROOMED, BRICK-MID TERRACE PROPERTY OFFERING TWO STOREY ACCOMMODATION WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN.** Set in this convenient location, the accommodation is as follows: to ground floor, entrance porch, entrance hallway, spacious living room, kitchen, access to cellar and bathroom. To first floor there are there well sized rooms, outside there is a garden to rear and access to outbuildings.

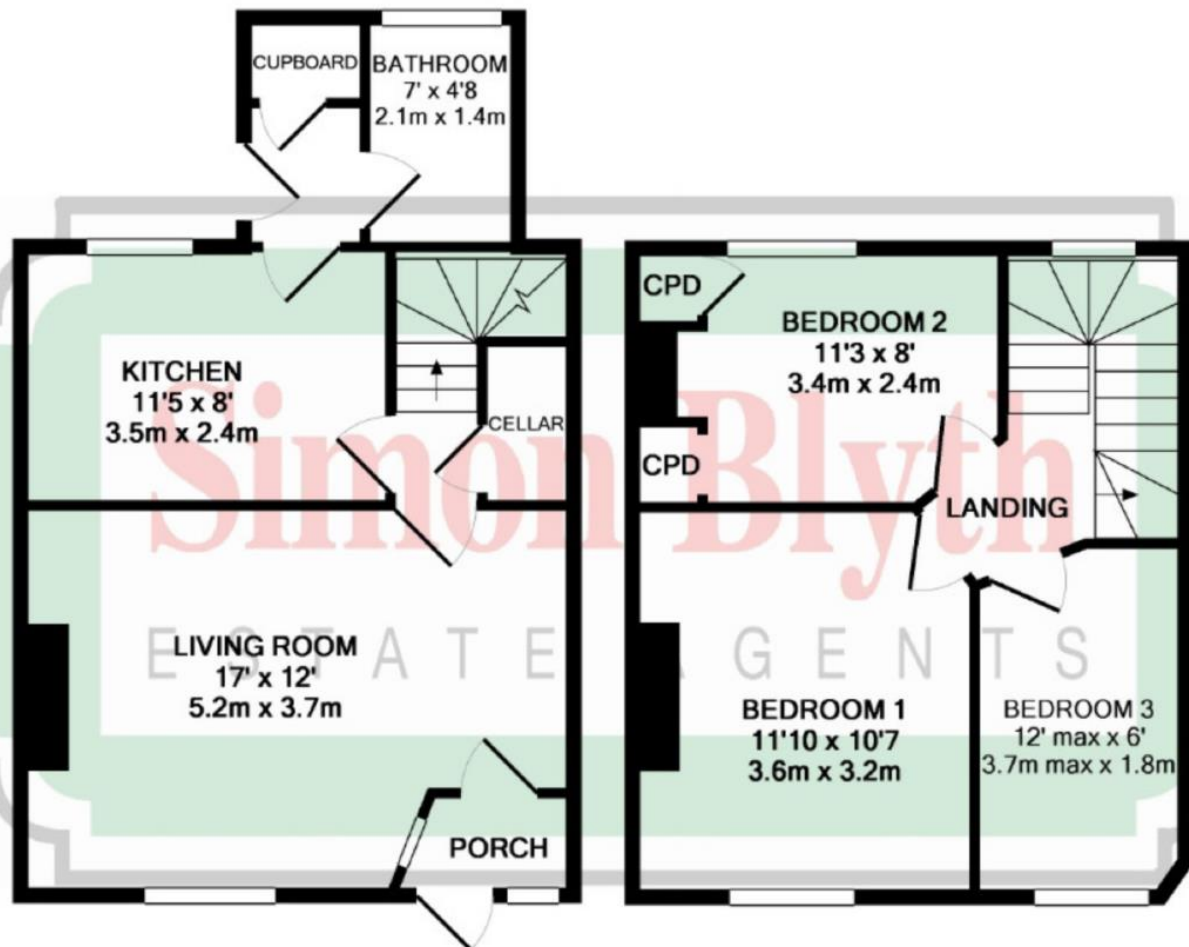
**Offers over £95,000**



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[www.simonblyth.co.uk](http://www.simonblyth.co.uk)





GROUND FLOOR

1ST FLOOR

ELLESMERE ROAD NORTH

Measurements are approximate. Not to scale. Illustrative purposes only  
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## ENTRANCE

Entrance gained via an uPVC and obscure glazed door with matching glazed side poles into entrance porch, beyond which the door opens through to the living room.

## LIVING ROOM

*12' X 17' (3.66m X 5.18m)*

A spacious principle reception space with a ceiling light, two wall lights, a wood effect laminate flooring with two central heating radiators and an uPVC double glazed window to front. There is a further single glazed timber window to porch there is a built in cupboard. A door opens to inner hallway with the staircase rising to the first floor and a door opens to access the cellar which provides further storage. A timber and glazed door leads through to the kitchen.

## KITCHEN

*8' x 11'5" (2.44m x 3.48m)*

A fitted kitchen with a range of wall and base units with laminate worktop and tile splashbacks and solid tile floor. There is an electric oven with a four burner gas hob with an extractor fan over. There is plumbing for a washing machine and a stainless steel sink with a chrome mixer tap over. There is a ceiling light, a central heating radiator and an uPVC double glazed window to rear. A door opens to a further inner hallway with access to useful storage with a ceiling light and an uPVC and obscure glazed door giving access to the rear garden.

## BATHROOM

*4'8" x 7' (1.42m x 2.13m)*

Comprising of a three piece white suite with a close coupled W.C. pedestal basin with chrome taps and bath with chrome mixer tap with shower attachment, there is ceiling light, full tiling to walls, an extractor fan, a central heating radiator, continuation of tiled floor and an obscure uPVC double glazed window to rear.



### FIRST FLOOR LANDING

From initial inner hallway, the staircase rises and turns to the first floor landing with a spindle balustrade, a ceiling light, access to the loft via a hatch and an uPVC double glazed window to rear. Here we gain access to the following rooms:

### BEDROOM ONE

*11'10" x 10'7" (3.61m x 3.23m)*

A spacious double bedroom with a ceiling light, central heating radiator, wood effect laminate flooring and an uPVC double glazed window to front.



### BEDROOM TWO

*8' x 10'3" (2.44m x 3.12m)*

A further double bedroom with a built in cupboard, a ceiling light, a central heating radiator, wood effect flooring and an uPVC double glazed window.

### BEDROOM THREE

*12' x 6' (3.66m x 1.83m)*

With a ceiling light, a central heating radiator, an uPVC double glazed window to front and wood effect flooring.

## OUTSIDE

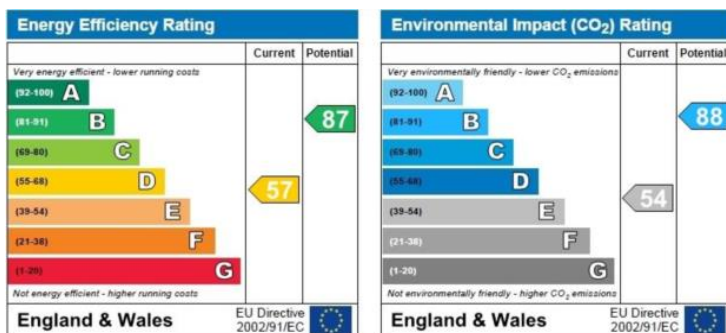
There is a small area to front and a yard to rear with access to brick outbuildings



## TENURE

The vendor has informed us that the property is freehold

## EPC



## VIEWING

For an appointment to view, please contact the Sheffield Office on 0114 321659

## 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

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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.

### **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 independant 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 - 8:45 am to 5:30 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 27/06/19