



Paterson Court Stocksbridge Sheffield

PRICE: £110,000

- TWO BEDROOM BUNGALOW
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING
- SOME MODERNISATION REQUIRED
- VACANT POSSESSION
- CLOSE TO ALL LOCAL AMENITIES

Offered to the market with immediate vacant possession is this two bedroom bungalow, which does require some cosmetic modernisation but benefits from gas central heating, double glazing and off road parking. Located within close proximity to local amenities, excellent schooling and transport links and the outstanding Fox Valley.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

A Upvc double glazed door opens into a reception hallw ay, giving access to the breakfast kitchen, lounge diner and a further inner hallw ay which provides access into two bedrooms and house bathroom. There is also access to loft space, which houses the central heating boiler, via loft hatch and radiator.

KITCHEN

11' 9" x 6' 7" (3.58m x 2.01m)
Presented to the front elevation, featuring w all and base units with roll edge work surface incorporating a sink unit with mixer tap over. There is an integrated oven, four ring gas hob with extractor hood, space for free standing fridge freezer and plumbing for automatic washing machine. The room is currently in need of some modernisation and currently features part tiling to walls, vinyl finish to floor and inset spot lighting.

LOUNGE

17' 10" x 10' 6" (5.44m x 3.2m)
An open plan lounge diner presented to the rear elevation, having sliding patio doors giving access into the small conservatory. There is a focal point fireplace with living flame gas fire, decorative coving to ceiling and radiator.

CONSERVATORY

7' 2" x 5' 1" (2.18m x 1.55m)
An additional reception space presented to the rear elevation having double glazed windows overlooking the garden and having a Upvc double glazed door giving access.

BEDROOM ONE

14' 7" x 8' 2" (4.44m x 2.49m)
Rear facing double room, having double glazed window , radiator and a range of fitted wardrobe furniture with over bed storage.

BEDROOM TWO

7' x 8' 3" (2.13m x 2.51m)
Front facing room having a double glazed window and radiator.

HOUSE BATHROOM

In need of modernisation and is currently presented with a three piece suite comprising of a panelled bath, low flush WC and pedestal wash hand basin. There is a radiator, full tiling to walls, vinyl finish to floor, frosted double glazed window and airing cupboard which houses the hot water cylinder tank.

EXTERNALLY

Situated in an elevated position on the cul de sac, to the front elevation is a path giving access, mature shrubbery and a law ned area. To the side is a driveway providing off street parking for several vehicles. To the rear of the property is a low maintenance paved garden on two separate levels, having platform for garden shed and being fully fence enclosed.



IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991
When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

