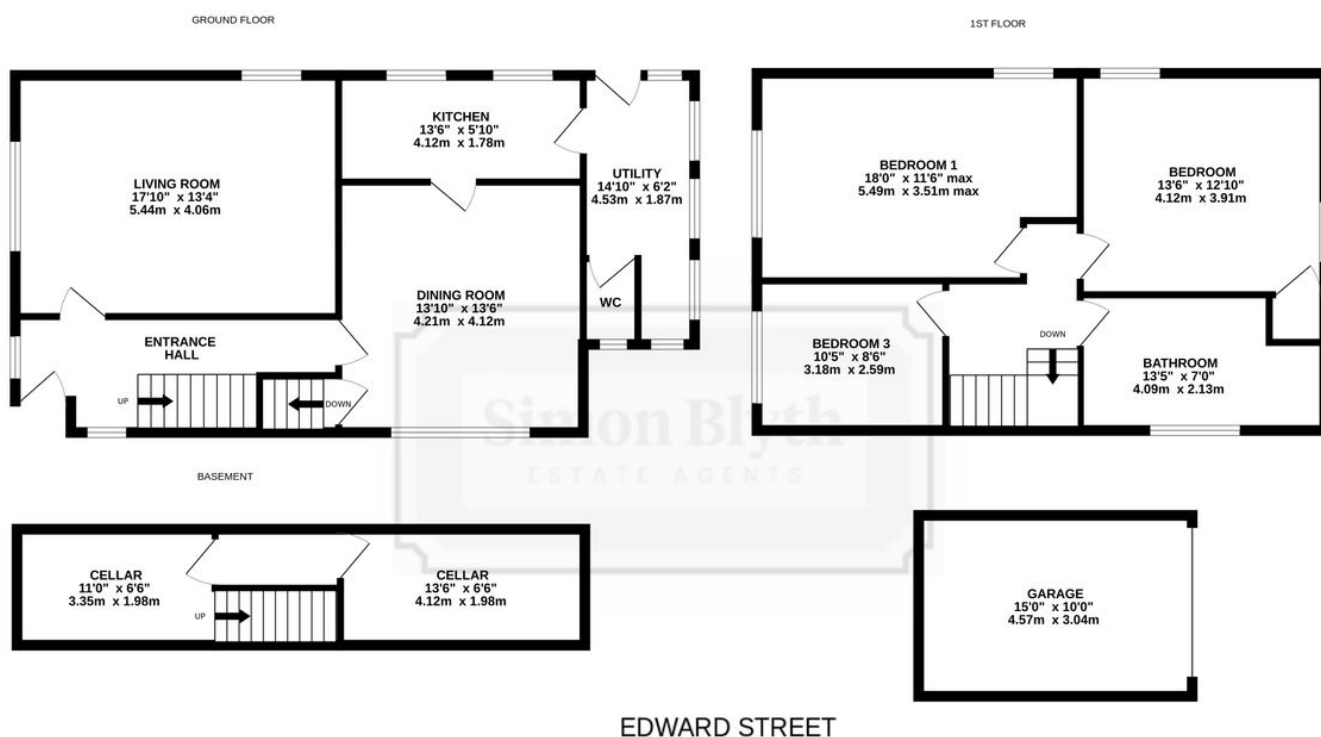




EDWARD STREET, STOCKSBRIDGE, S36 1BA



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.

PROPERTY DESCRIPTION

THIS IS AN INCREDIBLE DETACHED THREE DOUBLE BEDROOM FAMILY HOME THAT IS FULL OF CHARACTER AND PERIOD FEATURES. THE GROUND FLOOR IS ARRANGED WITH A VERY WELL-PRESENTED ENTRANCE HALL WITH BLACK & WHITE TILED FLOORING AS WELL A FEATURE STAIRCASE AND GREAT NATURAL LIGHT. THE LARGE MAIN LIVING ROOM IS A FANTASTIC SPACE FOR BOTH REALXING INFRONT OF THE FEATURE OPEN FIRE OR FOR ENTERTAINING FAMILY & FRIENDS AND WITH WINDOWS ON TWO ASPECTS IT IS A LIGHT ROOM. AT THE END OF ENTRANCE HALLWAY IS THE SECOND RECEPTION ROOM/DINING ROOM WITH LOG-BURNER AND ROOM ENOUGH FOR A TABLE & UP TO 8 CHAIRS, WITH AN ADJACENT MODERN GALLEY-STYLE KITCHEN WITH FITTED COOKER, GAS HOB AND EXTRACTOR HOOD. THE KITCHEN OVERLOOKS THE REAR GARDEN. THE UTILITY ROOM SITS TO THE END OF THE GROUND FLOOR AND IS ACCESSED FROM THE KITCHEN AND GIVES ACCESS TO THE REAR GARDEN - THE UTILITY ROOM ALSO INCLUDES WC/WASHROOM. THE GREAT SPACE CONTINUES UPSTAIRS WITH TWO LARGE DOUBLE BEDROOMS AND THIRD SMALLER DOUBLE BEDROOM (IDEAL FOR USE AS A HOME OFFICE) - ALL WITH VIEWS OVER THE LARGE GARDEN SPACE - ALONG WITH THE LARGE AND VERY WELL-PRESENTED FAMILY BATHROOM THAT IS SPACIOUS ENOUGH TO PROVIDE SEPARATE BATH AND SHOWER FACILITIES AND HAS GREAT NATURAL LIGHT VIA WINDOW ALONG A FURTHER TWO VELUX ROOF WINDOWS. THE GARDEN SPACE OUTSIDE IS APPROXIMATELY $\frac{3}{4}$ OF AN ACRE (estimated) AND IS VERY WELL ESTABLISHED WITH VARIOUS DIFFERENT AREAS. THE PROPERTY ALSO BENEFITS FROM A DETACHED GARAGE AND A GATED DRIVEWAY WITH THE CAPACITY TO PARK THREE CARS.

Property Tenure: Freehold Council Tax Band: E EPC Rating: D/63

Offers In The Region Of £399,950

ENTRANCE



LIVING ROOM

Measurements – 17'10" x 13'4"

A stunning character-filled living room with windows on two aspects and an incredible feature open fire place as well as wood flooring.



SECOND RECEPTION/DINING ROOM

Measurements – 13'10" x 13'6"

The second reception situated adjacent to the kitchen is a good size with a log burner and room enough for a dining table with 6-8 chairs.



KITCHEN

Measurements – 13'6" x 5'10"

The galley style kitchen is modern in style and design and is situated to the rear of the ground floor overlooking the large rear garden and situated adjacent to the utility room.



FIRST FLOOR LANDING



BEDROOM ONE

Measurements – 18'0" x 11'6"

The master bedroom is a well-proportioned double bedroom located the rear of the first and overlooking the side garden. And a further window giving views to the rear garden. Feature fireplace with tiled hearth (also in bedroom 2). Each main bedroom is situated to the rear of the property offering views over the extensive gardens and beyond.



BEDROOM TWO

Measurements – 13'6" x 12'10"

The second double bedroom is a great size with great natural light with windows on two aspects overlooking the rear and side gardens.



BEDROOM THREE

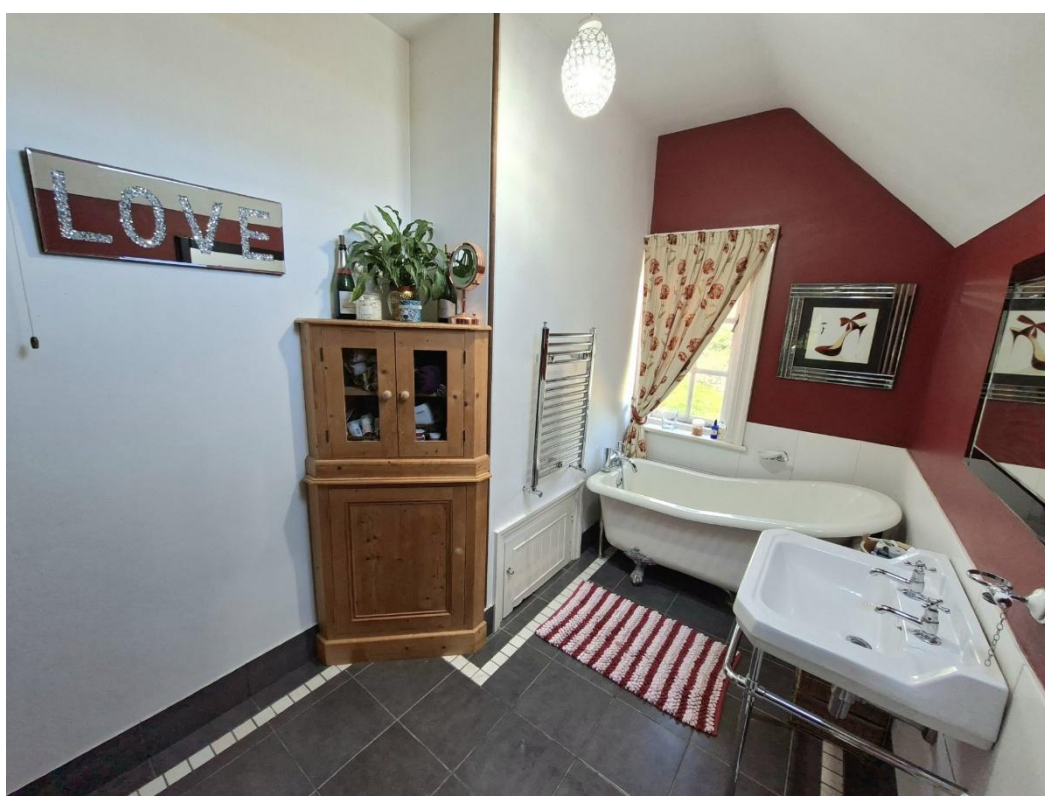
Measurements – 10'5" x 8'6"

The third bedroom is a good small double situated to the front of the first floor and could also be used as an ideal home office.

FAMILY BATHROOM

Measurements – 13'5" x 7'0"

The family bathroom is spacious with separate roll-top bath and separate shower, ideal for modern family living. As well as the window overlooking the side garden there and a further Velux roof windows giving great natural light.



GARDEN



GARAGE



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Sheffield City Council

Council tax band – E

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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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

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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.

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Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00



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