

Simon Blyth
ESTATE AGENTS



CORONATION ROAD, STOCKSBRIDGE, S36 1AX

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PROPERTY DESCRIPTION

THIS IS A FANTASTIC SEMI-DETACHED STONE BUILT PROPERTY AND IS IDEAL FOR FIRST-TIME BUYERS. THE GROUND FLOOR IS ARRANGED WITH A LARGE FAMILY KITCHEN/BREAKFAST ROOM WITH AMPLE CUPBOARD AND WORKTOP SPACE IN A L-SHAPED LAYOUT WITH INTEGRATED APPLIANCES SUCH AS FRIDGE/FREEZER, DISHWASHER, WASHING MACHINE, NEFF OVEN, INDUCTION HOB AND EXTRACTOR. TO THE FRONT OF THE GROUND FLOOR IS THE STUNNING LIVING ROOM WITH A FEATURE FIREPLACE AND GREAT NATURAL LIGHT. THE FIRST FLOOR IS COMPRISED OF A LARGE WELL PRESENTED PRIMARY DOUBLE BEDROOM TO THE FRONT, A GOOD SECOND DOUBLE BEDROOM TO THE REAR ALONG WITH A FANTASTIC FAMILY BATHROOM WHICH IS WELL APPOINTED WITH A MODERN THREE-PIECE SUITE, SHOWER OVER THE BATH WITH RAINFOREST SHOWERHEAD AND HAS FLOOR TO CEILING TILED WALLS AND TILED FLOORING. AT THE TOP OF THE HOUSE IS A LARGE CONVERTED ATTIC ROOM WHICH IS A MULTI-PURPOSE SPACE WITH GOOD NATURAL LIGHT VIA VELUX ROOF WINDOW. THE HOUSE ALSO HAS A GOOD BASEMENT STORAGE AREA WHICH ONCE AGAIN IS A GOOD MULTI-PURPOSE SPACE WHICH LINO FLOORING, IS PLASTERED AND PAINTED AND HAS NATURAL LIGHT. THE INCREDIBLE SPACE CONTINUES OUTSIDE WITH A SUPERBLY MANICURED REAR TERRACED GARDEN WITH A FAUX LAWNED AREA, A LARGE PAVED PATIO/SEATING AREA WITH THE ADDED BENEFIT OF TWO OUTDOOR ELECTRICAL SOCKETS AND IS FANTASTIC FOR ENTERTAINING FAMILY & FRIENDS. THIS PROPERTY IS ONE NOT TO BE MISSED SO AN EARLY VIEWING IS RECOMMENDED.

Property Tenure: Freehold Council Tax Band: A EPC Rating: TBC

Offers In The Region Of £195,000

LIVING ROOM

Measurements –

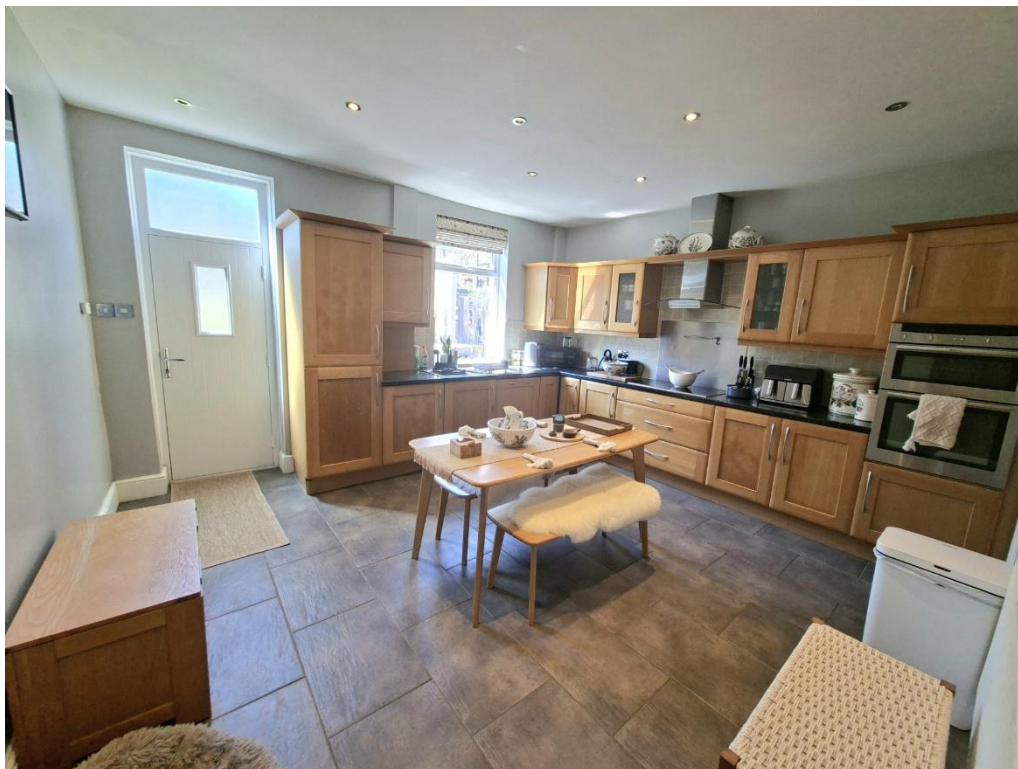
This large family living room is in superb decorative condition with a feature fireplace and great natural light.



KITCHEN/BREAKFAST ROOM

Measurements –

The large kitchen/breakfast room is a great space for entertaining family and friends. There is ample cupboard and worktop space in an L-shaped layout with integrated fridge/freezer, washing machine and dishwasher along with built-in NEFF oven, induction hob and extractor. There is access to the rear garden from the kitchen.



FIRST FLOOR LANDING



PRIMARY BEDROOM

Measurements –

The very well presented primary double bedroom is situated to the front of the first floor and has great views and benefits from good natural light.



SECOND BEDROOM

Measurements –

The second double bedroom to the rear of the first floor is superbly decorated to give a lovely calm and neutral space with views over the fantastic rear terraced garden.



FAMILY BATHROOM

Measurements –

The family bathroom is very well appointed with floor to ceiling tiled walls, tiled floor, shower over the bath with rainforest showerhead and a modern three-piece bathroom suite.



CONVERTED ATTIC ROOM

Measurements –

The converted attic room at the top of the house is a great size with great natural light via a Velux roof window. This space could be used for a number of purposes including home office, gym, games room etc.



BASEMENT STOREROOM

Measurements -

The basement storage room is plastered, painted and carpeted and also benefits from natural light. It is a great space and could be used for multiple purposes.



REAR GARDEN



ADDITIONAL INFORMATION

EPC rating – TBC

Property tenure – Freehold

Local authority – Sheffield City Council

Council tax band – A

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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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 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 - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 16:00



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