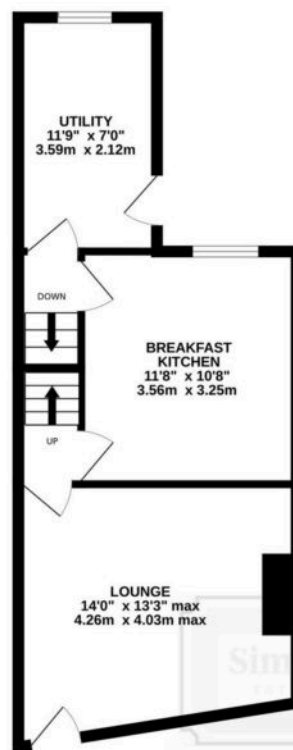




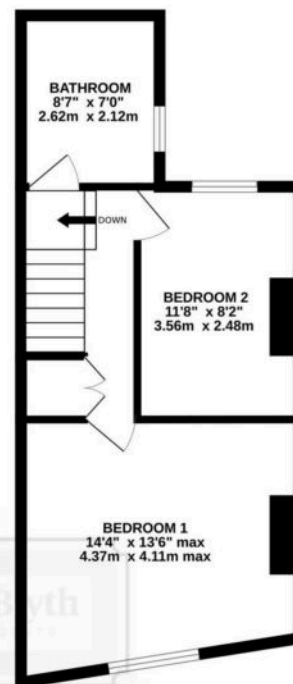
Station Road, Deepcar
Sheffield

Offers in Region of **£170,000**

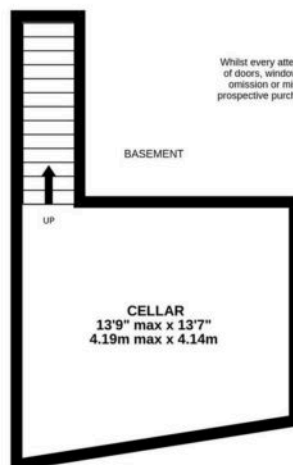
GROUND FLOOR



1ST FLOOR



STATION ROAD



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.
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Station Road

Deepcar, Sheffield

SITUATED IN A BEAUTIFUL, BACK WATER POSITION IS THIS TWO DOUBLE BEDROOM, INNER TERRACE HOME BOASTING MODERN CONTEMPORARY INTERIOR, HIGH SPECIFICATION FIXTURES AND FITTINGS AND PLEASANT, LOW MAINTENANCE GARDEN TO THE REAR THAT TAKES ADVANTAGE OF PLEASANT TREE LINED BACKDROP OVER 'LITTLE DON RIVER'. THE PROPERTY IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND A SHORT DISTANCE FROM THE PEAK DISTRICT NATIONAL PARK. The accommodation briefly comprises of lounge, open-plan dining-kitchen and utility room to the ground floor. There is a useful lower ground floor cellar with lighting and power. To the first floor there are two bedrooms and the house bathroom. Externally to the front elevation is a small courtyard garden, to the rear is a privately enclosed rear garden with patio and hard standing for a summerhouse. Council Tax band: A Tenure: Freehold



LOUNGE

Enter into the property through a double glazed composite front door without obscured glazed inserts into the lounge and as the photography suggests, the lounge enjoys a great deal of natural light which cascades through the double-glazed bank of windows to the front elevation. There is a central ceiling light point, a radiator and the focal point of the room is the inset fireplace with space for an electric fire, which is set upon a raised stone hearth with ornate timber mantle above and an oak and glazed door provides access to an inner vestibule. Staircase rising to the first floor with Oak banister and Oak and glazed door provides access to the dining kitchen.

KITCHEN

The dining kitchen room again enjoys a great deal of natural light which cascades through the double-glazed window to the rear elevation. There is high quality flooring, inset spotlights to the ceilings, and an oak and glazed door provides access to the utility and a closing a staircase which descends to the lower ground floor. The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complementary rolled edge work surfaces over which incorporate a 1 1/2 bowl stainless steel sink and drainer unit with Chrome mixer. The kitchen is well equipped with high quality built-in appliances which includes a four-ring ceramic hob with integrated cooker hood over, a built-in electric fan assisted oven and an integrated fridge and freezer unit. The kitchen benefits from attractive tiling to the splash areas, soft closing doors and drawers and a cupboard houses the wall mounted combination boiler.



UTILITY ROOM

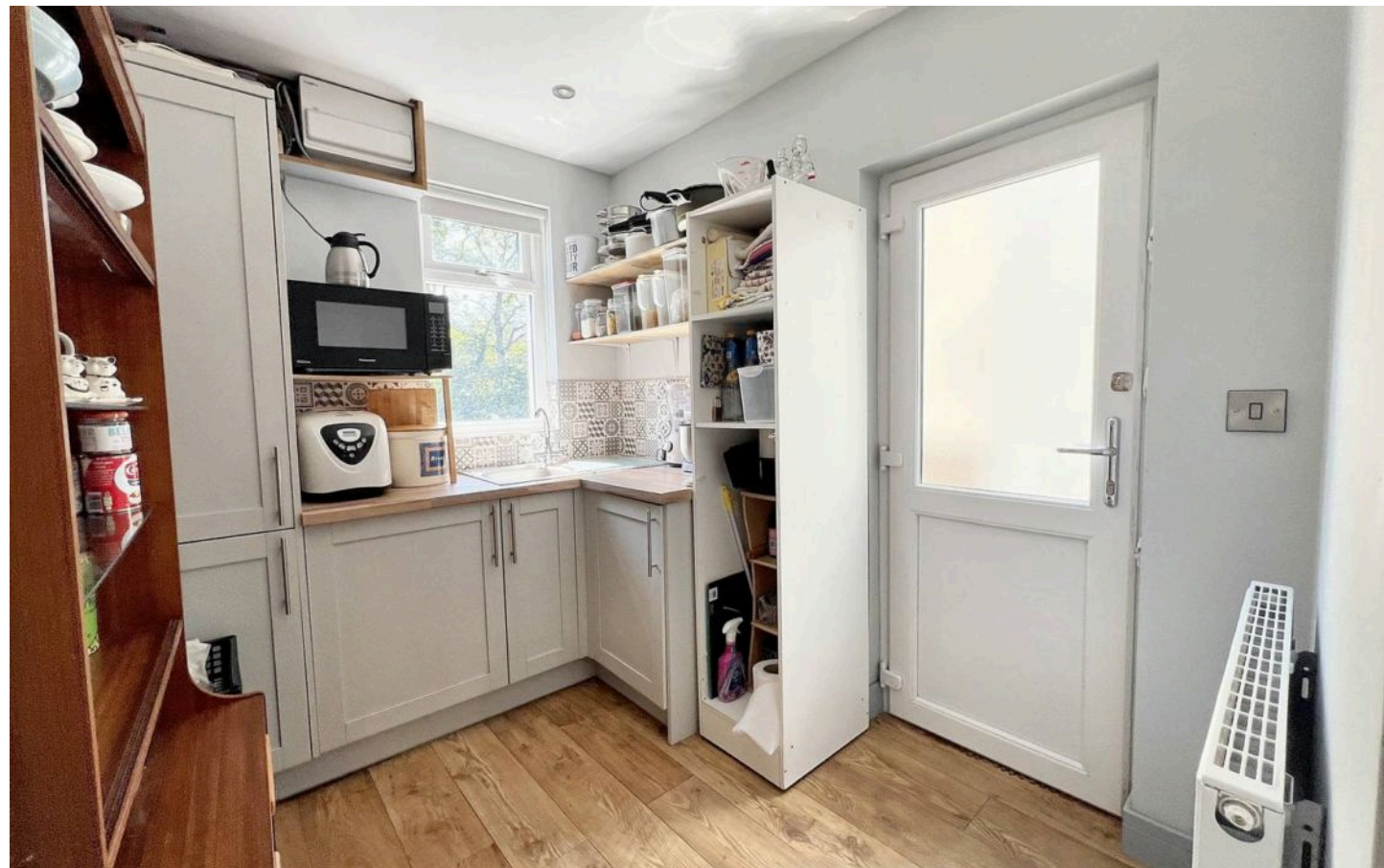
The high-quality flooring continues through from the dining kitchen into the utility, which again has fitted base units with shake style cupboard fronts and with complementary rolled edge work surfaces over incorporating a single bowl stainless steel sink and drain unit and integral washing machine. There is attractive tile into the splash areas, double-glazed window to the rear elevation, inset spotlights to the ceilings and a radiator. Additionally, there is a double-glazed external composite door to the side elevation providing access to the garden and the window to the rear elevation has a pleasant tree lined outlook across the river and an Oak door encloses the staircase descending to the lower ground floor cellars.

LOWER GROUND FLOOR

Stone steps to send from the utility to the lower ground floor which is a fabulous, proportioned cellar with original block paved flooring. There is lighting and power in situ and a stone slab table.

FIRST FLOOR

Taking the staircase from the inner vestibule, you reach the first floor landing, which has a wooden banister with spindle balustrade over the stairwell head. There is a useful, floor to ceiling fitted cupboard for additional storage, a loft hatch with drop down ladder providing access to a useful attic space, a ceiling light point and Oak doors provide access to two bedrooms and the house bathroom.



BEDROOM ONE

As the photography suggest bedroom one is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the front elevation, a ceiling light point and radiator.

BEDROOM TWO

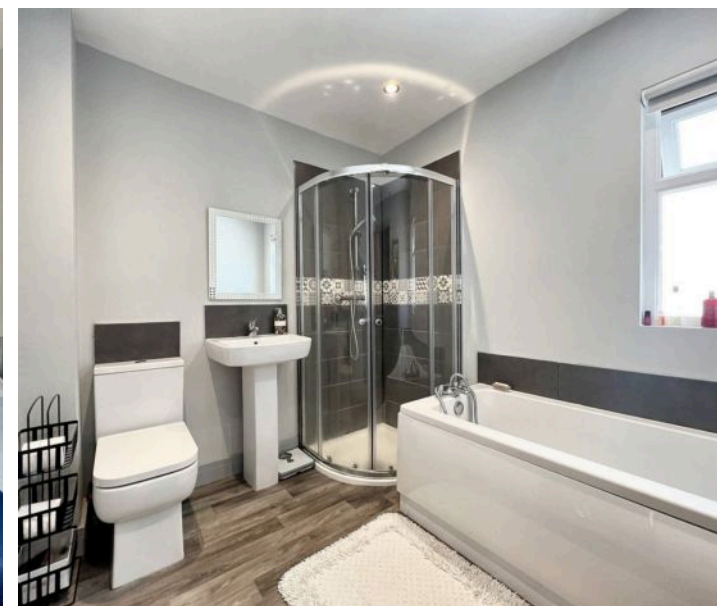
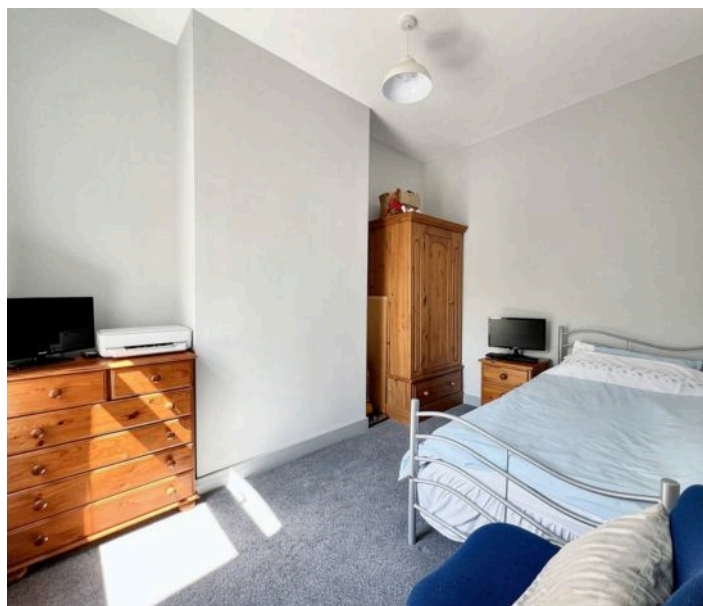
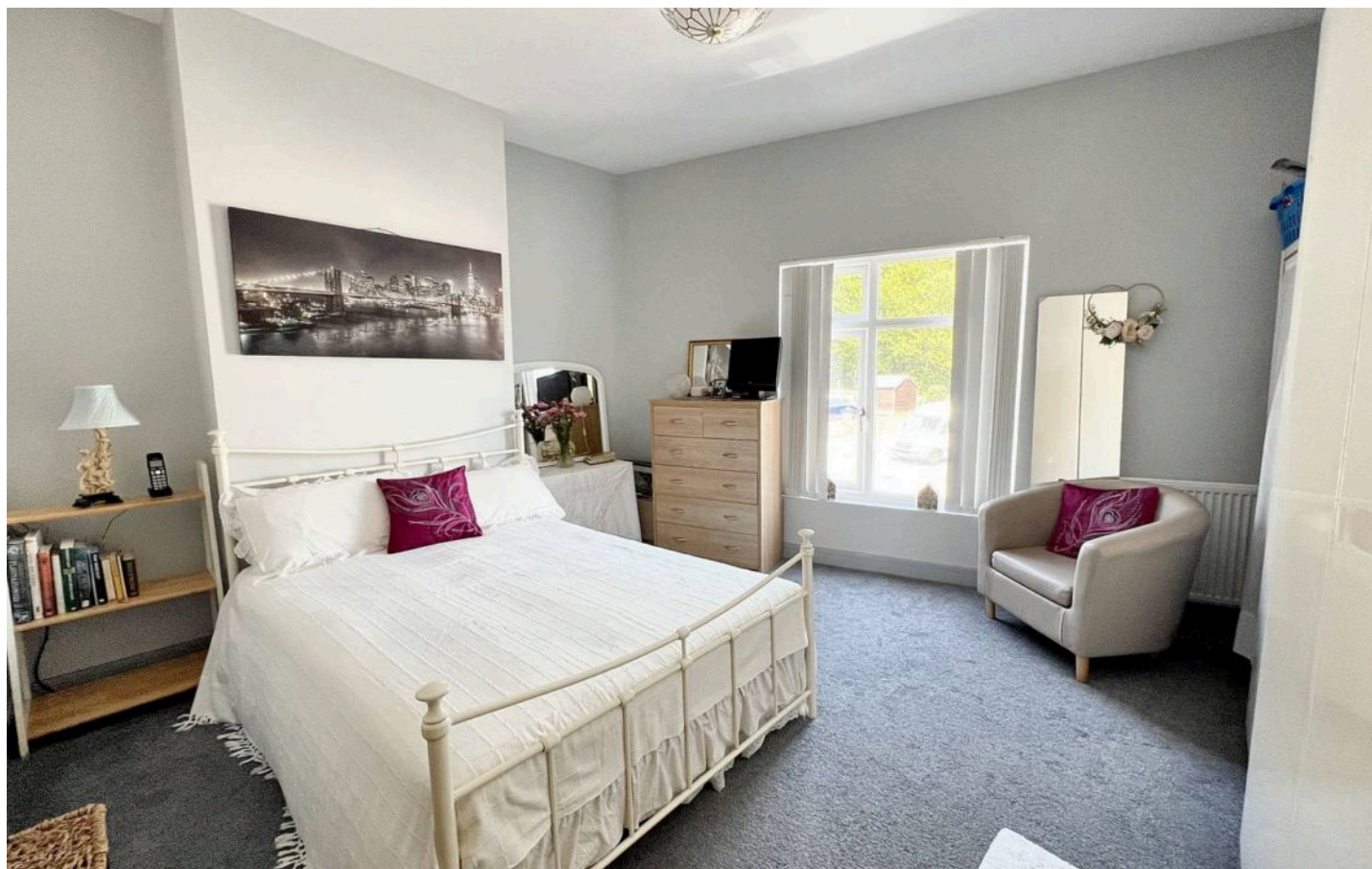
Bedroom two, again enjoys a great deal of natural light which cascades through the double glazed bank of windows to the rear elevation. There is a ceiling light point and radiator and the window to the rear provides a pleasant outlook across the river and of the tree lined outlook.

BATHROOM

The bathroom features a modern contemporary four-piece suite comprising of a panel bath with shower head mixer tap, a quadrant style shower cubicle with thermostatic shower, pedestal wash hand basin with Chrome monoblock mixer tap and a low level WC with push button flush. There is tiling to these splash areas, inset spotlight into the ceiling, a Chrome ladder style radiator and a double glazed window with obscure glass at the side elevation.

ATTIC

Access via a drop-down ladder from the landing is a useful bordered attic space which has lighting in situ.



REAR EXTERNAL

Externally to the rear, the property enjoys a fabulous South facing garden enjoying the sun throughout the entirety of the day, relatively low maintenance with ample space for pots and plants, and various seating areas and with well stocked flower and shrub beds. The garden then offers a low maintenance gravelled area which offers a hard standing for a substantial summer house and at the bottom of the garden is a flagged patio. Ideal for alfresco dining, barbecuing and with pleasant views onto the River Porter or the Little Don. The rear garden does have pedestrian right of access across.



ADDITIONAL INFORMATION

The EPC rating is C-75 and the council tax band is A. We are informed by the vendor that the 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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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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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.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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