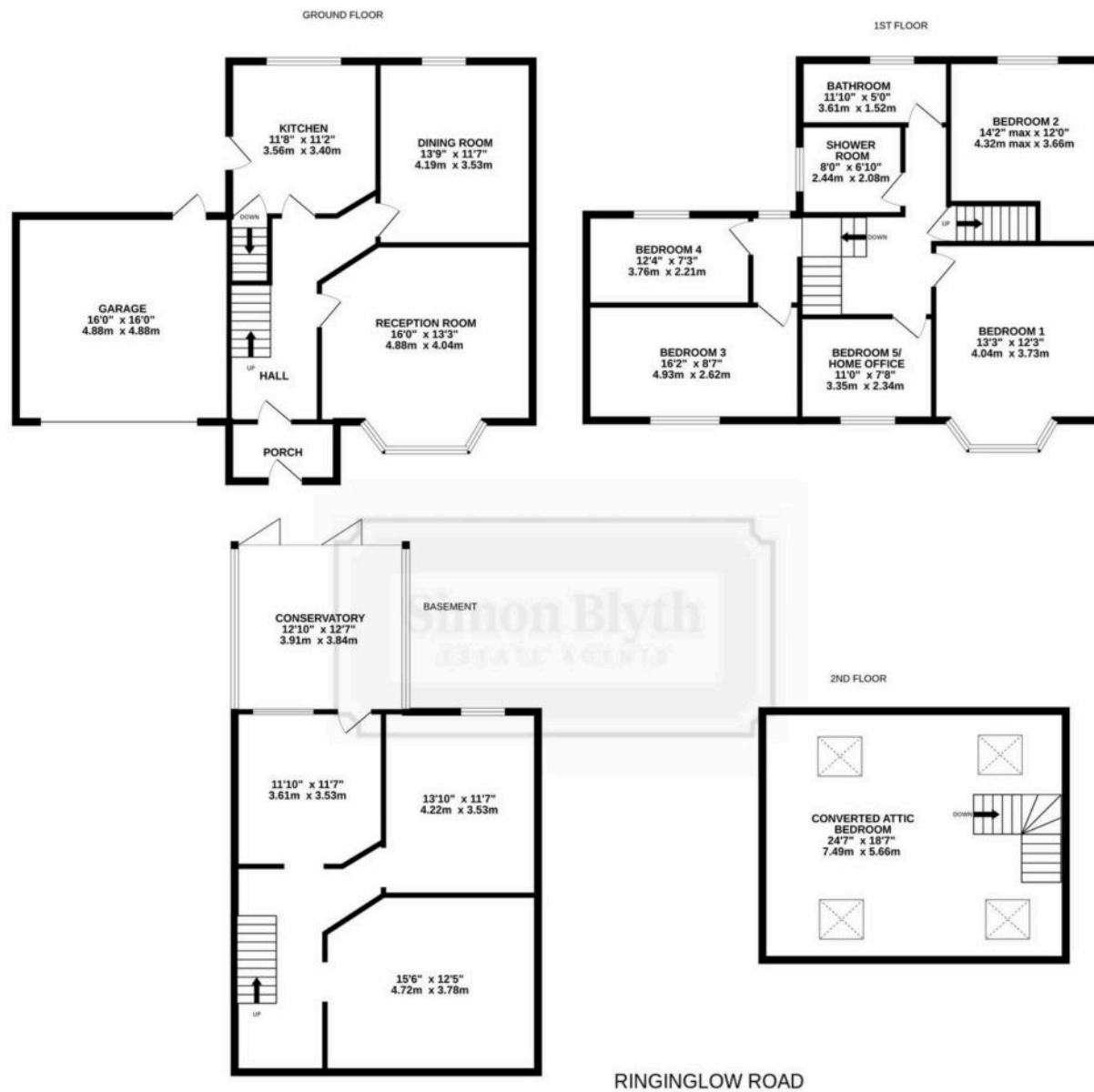




Ringinglow Road, SHEFFIELD
Sheffield

Offers in Region of **£675,000** – Freehold



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.

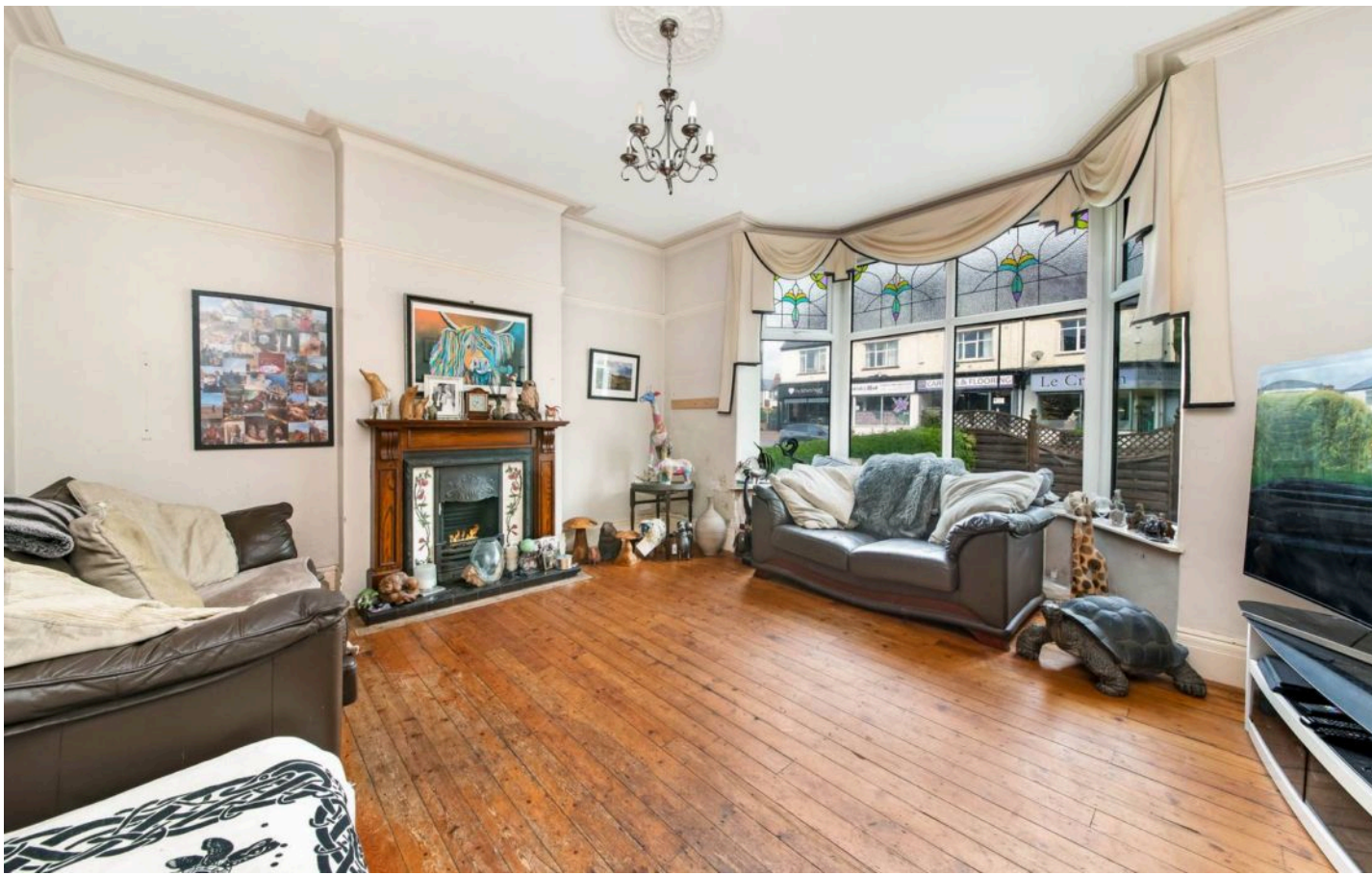
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Ringinglow Road

SHEFFIELD, Sheffield

THIS IS AN INCREDIBLE FOUR STOREY, FIVE BEDROOMED PROPERTY THAT IS UNBELIEVABLY SPACIOUS INSIDE AND IDEAL FOR GROWING OR LARGE FAMILY. MADE FOR ENTERTAINING BOTH FAMILY & FRIENDS INSIDE & OUT. THE DOWNSTAIRS OFFERS TWO GREAT RECEPTION ROOMS, A GREAT FAMILY KITCHEN, AMPLE BASEMENT STORAGE SPACE (FOR THAT POSSIBLE MAN-CAVE AREA), A MODERN REAR CONSERVATORY AND A FANTASTICALLY LARGE CONVERTED ATTIC SPACE. Council Tax band: F



PORCH

The entrance porch is a great space ideal for use as a boot/cloak room and gives separation between the outside and the entrance hallway.

RECEPTION ROOM

A spacious family room with large bay window flooding the room with light. The room has a feature fireplace with open fire, stained wood floorboards and a wall mounted radiator beneath the bay window.

DINING ROOM

A great size family dining space, adjacent to the kitchen, overlooking the rear garden with great natural light and characterful stained wood flooring. There is a central heating radiator positioned below the window.

KITCHEN

A great space for cooking those family meals and socialising with friends & family. The layout is well thought out with good worktop & storage space and a central island that doubles up as a breakfast bar/additional worktop space & extra cupboard storage.



BEDROOM ONE

This great size primary double bedroom is situated at the front of the property with great natural light flooding through the almost floor to ceiling bay window. The room is carpeted, has fitted wardrobes and a radiator below the bay window.

BEDROOM TWO

This good size second double bedroom is located at the rear of the 1st floor overlooking the private rear garden. The room is spacious and has space underneath the loft stairs for additional storage/wardrobe space.

BEDROOM THREE

Another great size double bedroom situated to the front of the property and is part of the ground & first floor side extension.





BEDROOM FOUR

A good size single bedroom situated to the rear of the property and overlooking the rear garden space.

BEDROOM FIVE

This further bedroom is a single room and would be ideal as a nursery or even as a home office space as it is currently being used by the current owners.

ATTIC ROOM

This converted attic is superb open plan space across the full width of the main body of the property. It has great natural light via four large Velux windows and has large radiators connected the main central heating system. This space could be ideal for many uses such as a large home office space, a children's play/den space or even a great personal gym area.



SHOWER ROOM

This separate family shower room is situated to the rear of the 1st floor and has a three piece suite including a good size corner shower. Having this separate shower room is ideal for modern family living for such a sizeable property.

BATHROOM

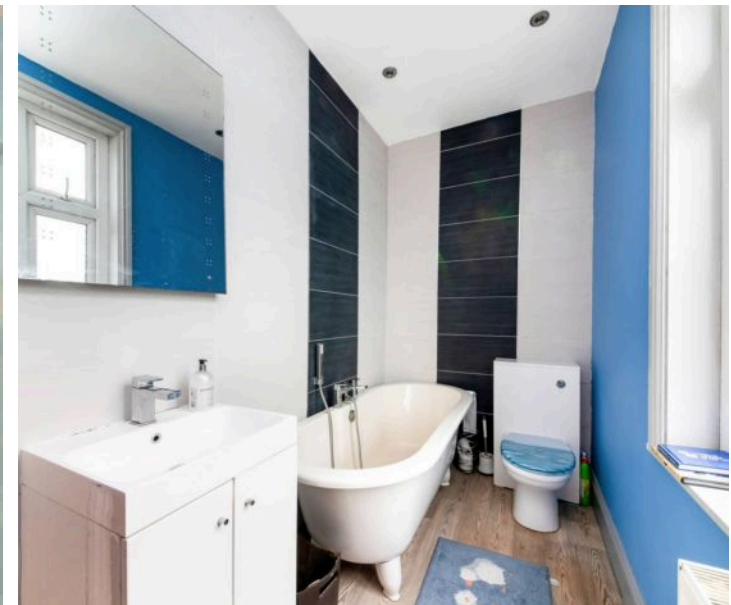
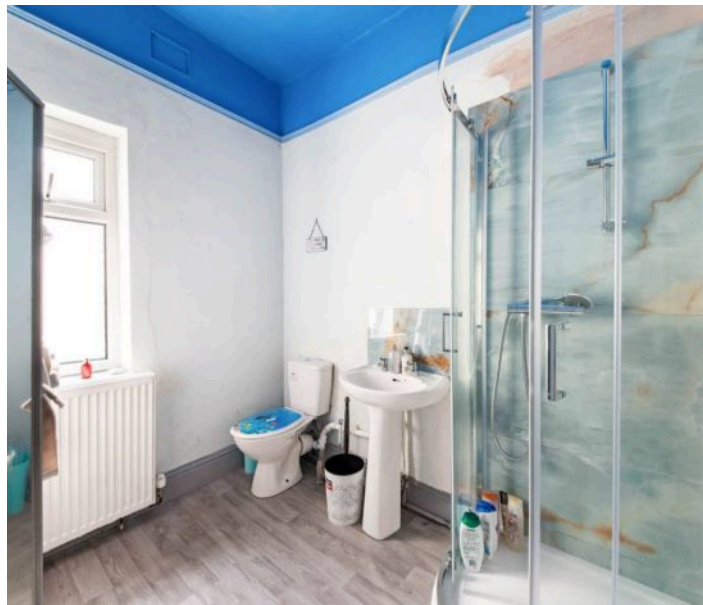
This separate bathroom is also situated to the rear of the 1st floor with a modern three piece suite including a freestanding roll top style bath. Once again the bathroom being separate is ideal for family life and allows you to soak in the tub and not be rushed.

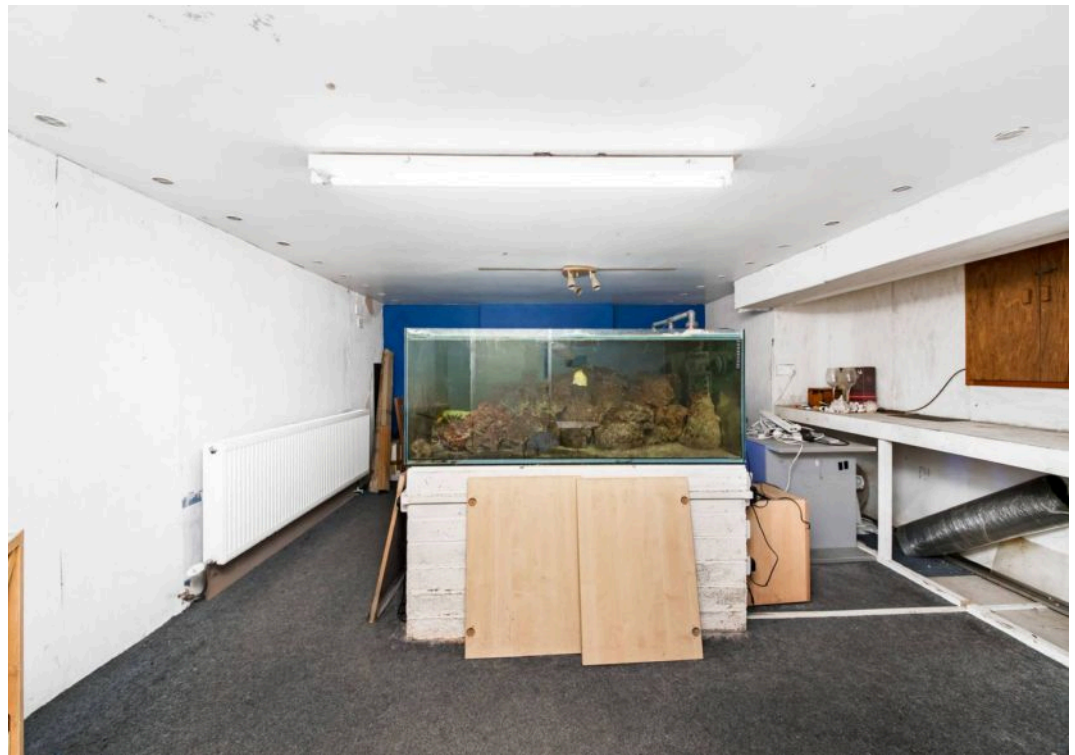
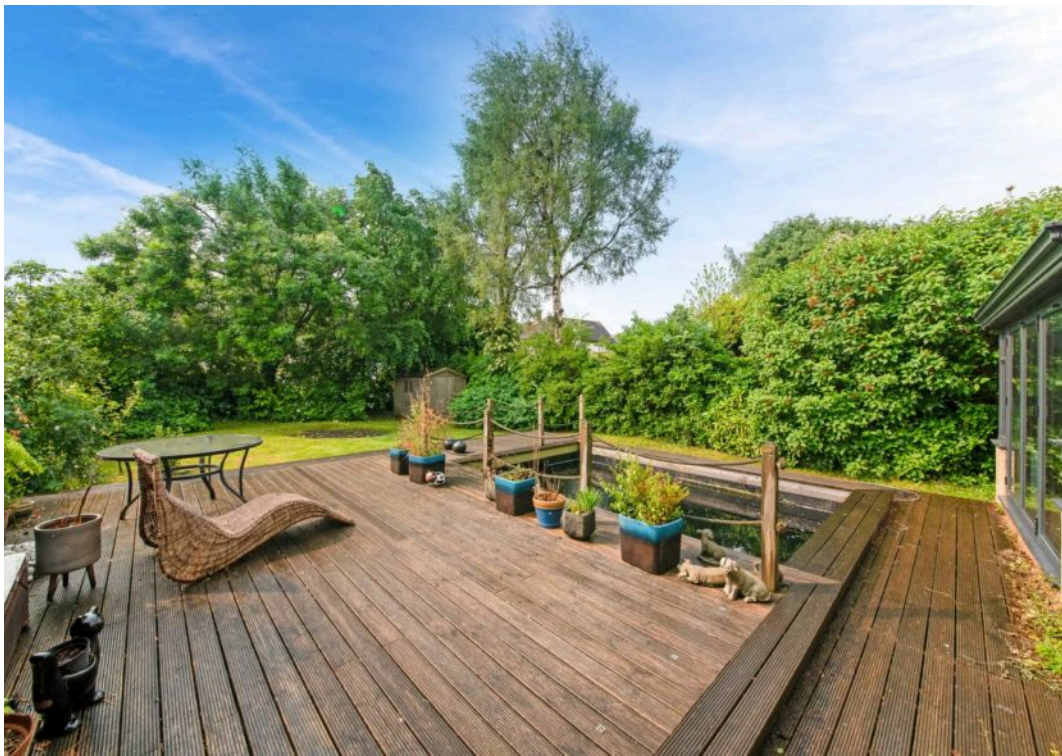
CONSERVATORY

This is a fantastic modern addition to the property at ground floor level to the rear of the property and allows an owner to have full quite enjoyment of the lovely private rear garden space even on the cloudiest of days.

GARAGE

A good size garage that accommodate a family size car and more. It has an electrically operated up & over door as well as separate pedestrian access to the rear in to the private rear garden space. There is also off-street parking in front of the garage for at least two cars.





ADDITIONAL INFORMATION

We are informed by the vendor that the EPC Rating is E-39, the council tax band is F, and 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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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

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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 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



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