



## Newton Avenue, Stocksbridge, S36

Asking Price £220,000

- LOVELY TWO BEDROOM BUNGALOW
- FAMILY SHOWER ROOM
- MULTI PURPOSE GARDEN ROOM
- OPEN PLAN LOUNGE, DINING ROOM AND SUNROOM
- OFF ROAD PARKING SPACE
- LARGE TIERED REAR GARDEN
- KITCHEN WITH VIEWS OVER THE GARDEN
- STEPS ACCESS TO THE FRONT GARDEN AND ENTRANCE DOOR
- FREEHOLD - COUNCIL TAX BAND A - £1512.43

# Newton Avenue, Stocksbridge, S36

**\*\* GENEROUS REAR GARDEN \*\* LOVELY TWO BEDROOM BUNGALOW \*\*** This deceptively spacious bungalow has many great features. From the larger than average rear garden, with it's multi purpose Summer house to the open plan lounge, dining room and sunroom. Situated in a prime position in Stocksbridge village, close to excellent local amenities and transport links. The bungalow also benefits from an off road parking space and far reaching woodland views to the rear aspect. This great property briefly comprising of; Lounge; Dining room; Sun room; Kitchen; Two bedrooms; Family shower room; Front garden; Off road parking space; Large tiered rear garden; Summer house;



Council Tax Band: A



### **FRONT ENTRANCE**

With steps down from the front gate and leading on to the half obscure leaded uPVC door, opening directly into the Lounge;

### **LOUNGE**

This good sized space has; Carpet flooring; Wall mounted electric fire; Leaded uPVC double glazed bay window to the front elevation; Central heating radiator; Ceiling light point; Hardwood door to bedroom one; Open doorway to the inner lobby; Archway through to the dining room;

### **DINING ROOM**

The area has; Grey wood effect laminate flooring; Central heating radiator; Ceiling light point; Solid door to the kitchen; Open arch with two steps down to the sun room;

### **SUN ROOM**

Running the length of the property the sun room has a solid roof, creating a space for year round use. This is a multi function room and is the ideal area to sit and enjoy the garden, also having; Space for a home office; Wood effect laminate flooring; Recessed ceiling spotlights; Central heating radiator; uPVC double glazed windows to the front, rear and side elevations; Patio doors opening to the rear garden;

### **KITCHEN**

Having; Light wood wall, base and drawer units; Black marble effect worktops; Brickwork style tiled splashbacks; Integrated oven, with four ring gas hob and extractor hood above; One and a half sink and drainer with mixer tap; Leaded uPVC double glazed window to the rear elevation; Space for a washing machine and an upright fridge freezer; Wall mounted boiler set into a wall unit; Ceiling strip light; Central heating radiator; Half obscure glazed uPVC entrance door to the side elevation;

### **BEDROOM ONE**

Accessed from the lounge with; Leaded uPVC double glazed bay windows to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **INNER HALLWAY**

From an open doorway from the lounge and having; Ceiling light point; Wood effect laminate flooring; Loft hatch access; Hardwood doors to bedroom two and to the family shower room;

### **BEDROOM TWO**

With; A leaded uPVC double glazed window to the rear elevation garden views; Mirrored doored, fitted wardrobe storage; Grey wood effect laminate flooring; Ceiling light point; Central heating radiator;

### **FAMILY SHOWER ROOM**

The recently renovated shower room consists of; Corner shower enclosure; Vanity storage unit housing the wc and wash basin; Fully tiled walls; Vinyl tiled flooring; Vertical radiator; Extractor fan; Ceiling light point;

### **PARKING SPACE**

Providing off road parking for one car;

### **FRONT GARDEN**

With; Areas of paving and a raised purple slate bed; Mature tree and shrubs; Side path, with a border of artificial turf; Fence, wall and hedge borders;

### **SUMMER HOUSE**

Situated at the bottom of the garden is the spacious Summer House, with a seperate door to the side storage area; The Summerhouse is an ideal space for a home bar, work room or office area dependant on the buyers needs; Having power and lighting;

## REAR GARDEN

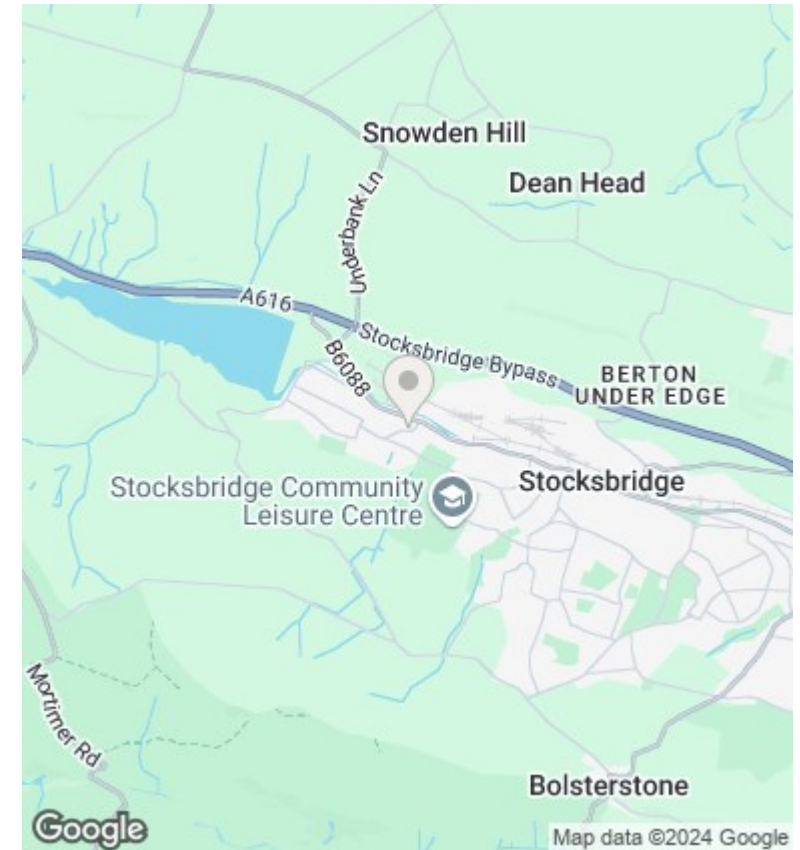
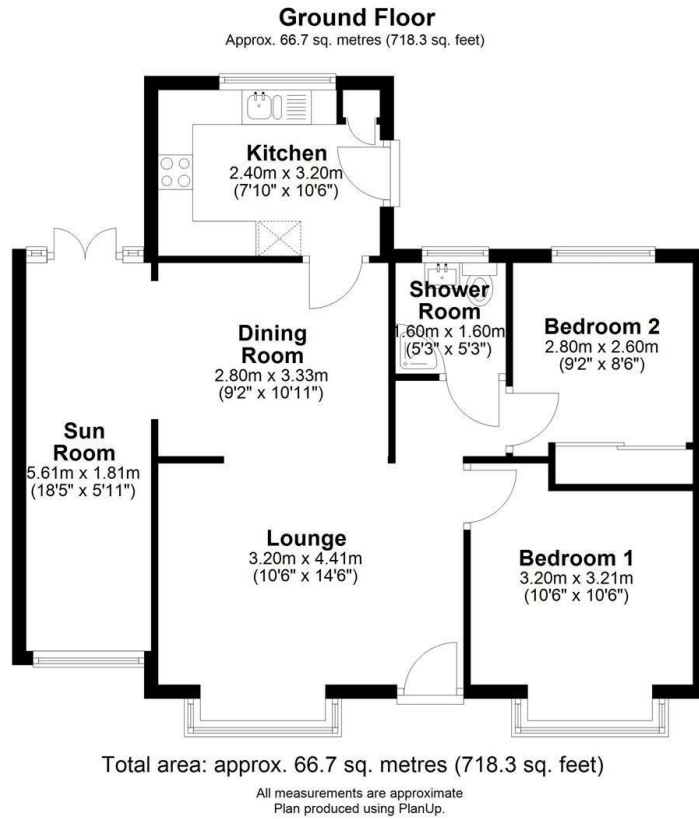
This well maintained, larger than average rear garden has; Paving from the Sun room patio doors; Various tiers of paving, planting, slate beds and lawns; Steps to one side and paving to the other, leading down to the foot of the garden; Lovely country style planting beds; The large area to the bottom of the garden is predominantly laid to lawn and houses the multi purpose Summer house and side storage;

## DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	