



Smithy Moor Avenue, Stocksbridge, S36

Offers Over £200,000

- VIEWING ESSENTIAL
- ELEVATED VIEWS
- CLOSE TO GREAT LOCAL AMENITIES
- FREEHOLD
- OFF ROAD PARKING
- COUNCIL TAX BAND B - £1,768
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- POPULAR AREA
- OPEN PLAN LOUNGE AND DINING ROOM

Smithy Moor Avenue, Stocksbridge, S36

**** FREEHOLD ** LOVELY THREE BEDROOM SEMI DETACHED FAMILY HOME **** This spacious property is well presented throughout and has many great features. Situated in a prime position in Stocksbridge village, close to excellent local amenities and transport links. The home also benefits from off road parking and far reaching woodland views to the front aspect. The property briefly comprises of; Entrance hallway; Open plan lounge dining room; Kitchen; Garage / utility; Stairs rising to the first floor; Bedroom one with built in wardrobe storage to one wall; Two further bedrooms; Family bathroom; Driveway; Front and rear gardens;



Council Tax Band: B



ENTRANCE HALLWAY

An uPVC entrance door opens into the hallway with; Obscure glazed panel to one side; Wood effect flooring; Ceiling light point; Central heating radiator; Stairs rising to the first floor; Solid door into the open plan lounge dining room;

OPEN PLAN LOUNGE DINING ROOM

LOUNGE AREA

This lovely bright space benefits from; A large uPVC double glazed window to the front elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

DINING AREA

Having; A large uPVC double glazed window to the rear elevation; Wood effect flooring; Ceiling light point; Central heating radiator; Open access into the kitchen;

KITCHEN

Comprising of; Cream wall, base and drawer units with marble effect worktops; One and a half sinks and drainer with mixer tap; Large uPVC double glazed window to the rear elevation; Integrated oven and hob with extractor hood above; Under unit fridge; Solid door to the under stair storage area, with lighting and a uPVC double glazed obscure window into the garage; Ceiling light point; Central heating radiator; uPVC door into the garage / utility;

GARAGE / UTILITY

With; Space and plumbing for a washing machine, dryer and freestanding Fridge freezer; uPVC double glazed windows to the rear elevation; Ceiling light point; uPVC door into the rear garden; Electric roller door;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

This spacious primary bedroom has; A large uPVC double glazed window to the

front elevation with elevated views; Built in wardrobe storage to one wall; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

A further double bedroom, with; A large uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

Comprising of; A large uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Having; Bath with wall mounted shower and screen door; WC; Wash basin; Tiled walls and flooring; Large uPVC double glazed obscure window to the rear elevation; Central heating radiator; Recessed ceiling spotlights;

FIRST FLOOR LANDING AND STAIRS

With; uPVC double glazed obscure window to the side elevation; Carpet flooring; Ceiling light point; Solid doors to the three bedrooms and the family bathroom; Loft hatch access;

LOFT

With; Pull down ladder; Lighting; Partly boarded;

DRIVEWAY

Providing off road parking;

FRONT GARDEN

Predominantly laid to lawn with shrubs and planting; Stairs lead up to the front door;

REAR GARDEN

Various tiers of paving, slate beds and lawn; Steps to one side, leading down to the foot of the garden;

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.

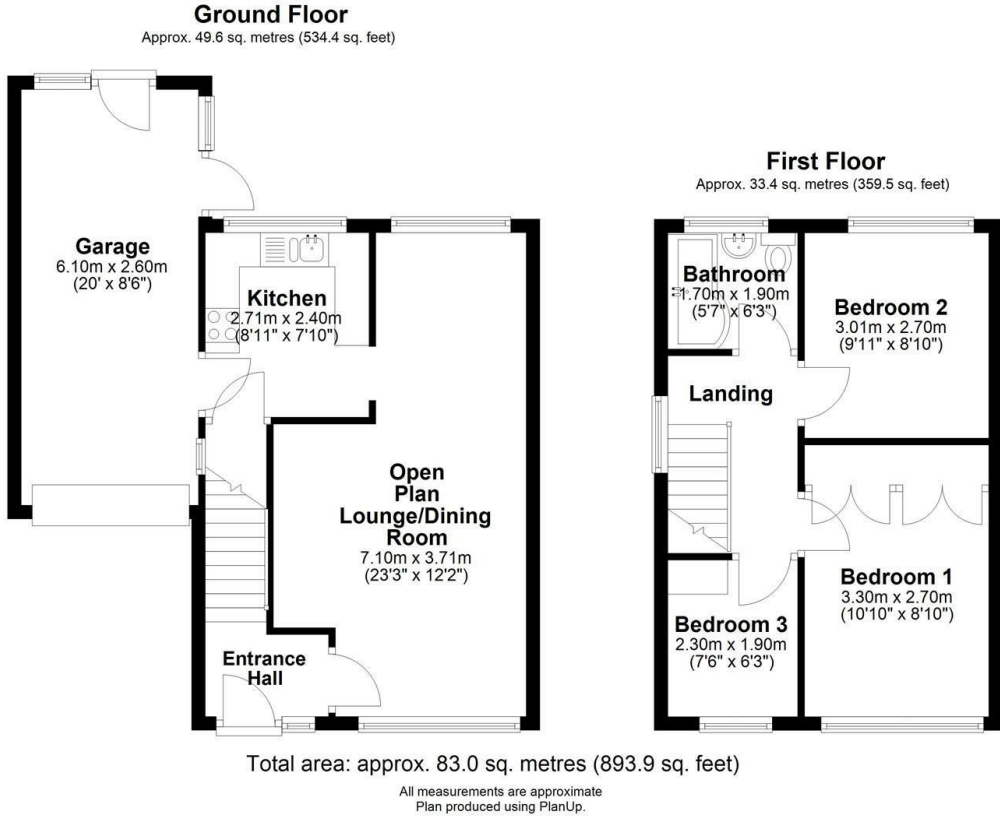
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	