



## Paterson Gardens, Stocksbridge, S36

Asking Price £170,000

- FREEHOLD
- VIEWING ESSENTIAL
- POPULAR AREA
- PRIMARY BEDROOM WITH BUILT IN WARDROBE STORAGE
- NO CHAIN
- SPACIOUS THREE BEDROOM END TERRACE FAMILY HOME
- COUNCIL TAX BAND B £1,768
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO GREAT LOCAL AMENITIES
- ENCLOSED REAR GARDEN

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# Paterson Gardens, Stocksbridge, S36

**\*\* NO CHAIN \*\* FREEHOLD \*\* LOVELY THREE BEDROOM END TERRACE 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 briefly comprises of; Entrance hallway; Lounge; Kitchen dining room; Conservatory; Stairs rising to the first floor; Bedroom one with built in wardrobe storage; 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; Built in storage to one wall; Carpet flooring; Ceiling light point; Central heating radiator; Solid door into the lounge;

### **LOUNGE**

This spacious and welcoming lounge benefits from; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling and wall light points; Central heating radiator; Open plan staircase to the first floor; Part obscure glazed door into the kitchen dining room;

### **KITCHEN DINING ROOM**

Comprising of; White wall, base and drawer units, with marble effect roll top work surfaces; Decorative tiled splash backs; One and a half sinks and drainer with mixer tap; uPVC double glazed window to the rear elevation; Integrated oven, with four ring gas hob and extractor hood above; Space and plumbing for a wash dryer, dishwasher and an upright fridge freezer; Space for a dining table and chairs; Recessed ceiling spotlights; Central heating radiator; Double doors into the conservatory;

### **CONSERVATORY**

This bright space has; uPVC double glazed windows to three aspects; Carpet flooring; Central heating radiator; Double doors opening into the rear garden;

### **STAIRS RISING TO THE FIRST FLOOR**

#### **BEDROOM ONE**

This spacious primary bedroom has; Built in wardrobe storage to one wall; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

#### **BEDROOM TWO**

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

#### **BEDROOM THREE**

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

#### **FAMILY SHOWER ROOM**

Having; WC: Wash basin set into vanity storage unit; Corner shower enclosure with screen doors; uPVC double glazed obscure window to the rear elevation; Fully tiled walls and flooring; Vertical heated towel rail; Ceiling light point;

#### **FIRST FLOOR LANDING AND STAIRS**

With; Carpet flooring; Ceiling light point; Solid doors to the three bedrooms, family shower room and the storage cupboard; Loft hatch access;

#### **FRONT GARDEN AND DRIVEWAY**

Driveway providing off road parking for multiple vehicles; Lawn area with paving leading to the entrance door and the side gate;

#### **REAR GARDEN**

Being predominantly paved, with a decked entertaining area; Storage shed; An area of artificial lawn; Mature shrubs and planting; Fence borders to the three aspects;

#### **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.

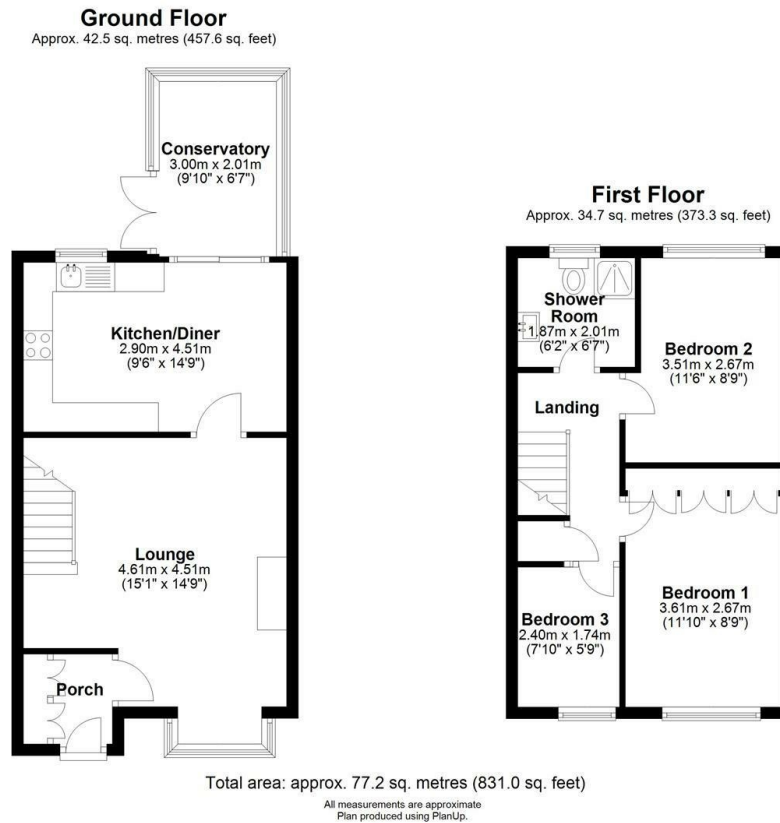
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.











## 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) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC