



Smithy Moor Avenue, Stocksbridge, S36

Asking Price £205,000

- GREAT THREE BEDROOM SEMI DETACHED FAMILY HOME
- TASTEFULLY PRESENTED THROUGHOUT
- KITCHEN OPEN TO UTILITY ROOM
- QUIET CUL DE SAC POSITION
- CLOSE TO PEAK DISTRICT WALKS & EXCELLENT ROAD LINKS
- FREEHOLD
- GROUND FLOOR EXTENSION
- LOUNGE DINING ROOM WITH FEATURE FIREPLACE

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**** NO CHAIN ** LOVELY THREE BEDROOM SEMI DETACHED PROPERTY **** Located in a quiet cul de sac position on the outskirts of Stocksbridge. With Underbank reservoir at the end of the road and easy access to the Peak district walks, this is the ideal place to enjoy an outdoors lifestyle. This tastefully presented property offers a turnkey opportunity to first time buyers or down sizers alike. Briefly comprising of; Entrance hallway; Lounge dining room; Kitchen; Utility room; Three bedrooms; Family bathroom; Off road parking for numerous vehicles; Private rear garden;



Council Tax Band: B



ENTRANCE HALLWAY

Accessed via steps leading from the driveway to the front entrance. The hallway features a uPVC entrance door with an obscure glazed side panel, carpet flooring, and a ceiling light point. Oak internal doors and skirting boards are fitted throughout. Stairs rise to the first floor, and there is access to the lounge/dining room.

LOUNGE DINING ROOM

This tastefully presented living area benefits from dual-aspect windows providing attractive far-reaching views to the front elevation. Features include deep pile carpet flooring, a feature fireplace, fitted blinds, two ceiling light points, and two central heating radiators. The room is finished with oak skirting boards, a deep oak front window sill, and decorative coving. A Georgian glazed internal door provides access to the kitchen.

KITCHEN

The kitchen benefits from a good range of light wood wall, base and drawer units, complemented by black marble-effect roll-top worktops with matching upstands and under-unit lighting. Integrated appliances include an oven with a four-ring gas hob and extractor hood above, along with an integrated slimline dishwasher. There is a stainless steel sink and drainer with mixer tap, and the room is finished with black tiled flooring and decorative coving. Additional features include a ceiling light point, an oak door providing access to a walk-in storage area, and an open doorway leading to the utility room.

UTILITY ROOM

Used as the main entrance by the current owner, this useful utility area is fitted with a range of light wood-effect cupboards matching those in the kitchen, complemented by black marble-effect worktops and upstands. There is space and plumbing for a washing machine and tumble dryer, together with an integrated fridge freezer. The room features black tiled flooring flowing through from the kitchen, decorative coving, and a ceiling light point. A half obscure-glazed uPVC door provides access to the rear garden.

STAIRS RISING TO FIRST FLOOR

BEDROOM ONE

The primary bedroom is presented in a contemporary style with clean lines and features mirrored door wardrobe storage. The room includes wood-effect laminate flooring and a uPVC double-glazed window to the front elevation enjoying open views. Additional features include decorative coving, a ceiling light point, and a central heating radiator.

BEDROOM TWO

A further good-sized double bedroom, currently used as a dressing room by the current owner, features wood-effect laminate flooring and a uPVC double-glazed window to the rear elevation. The room is finished with a central heating radiator and a ceiling light point.

BEDROOM THREE/ OFFICE

This room features wood-effect laminate flooring, recessed ceiling spotlights, and a bulkhead seating bench. Additional elements include a central heating radiator and a uPVC double-glazed window to the front elevation.

FAMILY BATHROOM

The bathroom comprises a 'P'-shaped panelled bath with a wall-mounted electric shower and curved screen door, together with a wash basin and WC set into a vanity storage unit. The room features fully tiled walls and flooring, a vertical heated towel rail, recessed ceiling spotlights, and an obscure double-glazed window to the rear elevation.

LANDING & STAIRS

A good-sized side-facing window floods the stairs and landing with natural light. The landing features a modern chrome and oak balustrade, loft hatch access, carpet flooring, a ceiling light point, and oak doors with matching skirting boards.

DRIVE & FRONT GARDEN

The property benefits from a double-width block-paved driveway, with additional parking available to the side, providing ample off-road parking. Mature planting adorns the frontage, with steps leading up to the front entrance door and a gate providing access to the rear garden.

REAR GARDEN

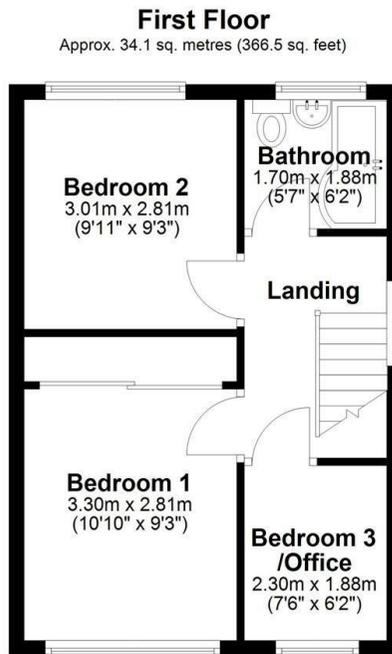
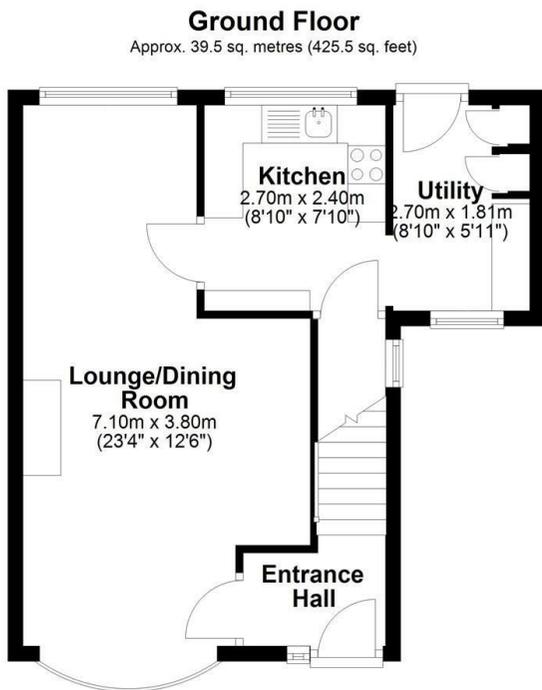
Designed with low maintenance in mind, the rear garden is predominantly paved, arranged over several levels with connecting steps. The patios provide an ideal space for pots and planters. A good-sized shed is situated on the upper level, benefiting from power and lighting. Additional features include outdoor lighting, mature planting, and a top section laid with artificial turf.

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.

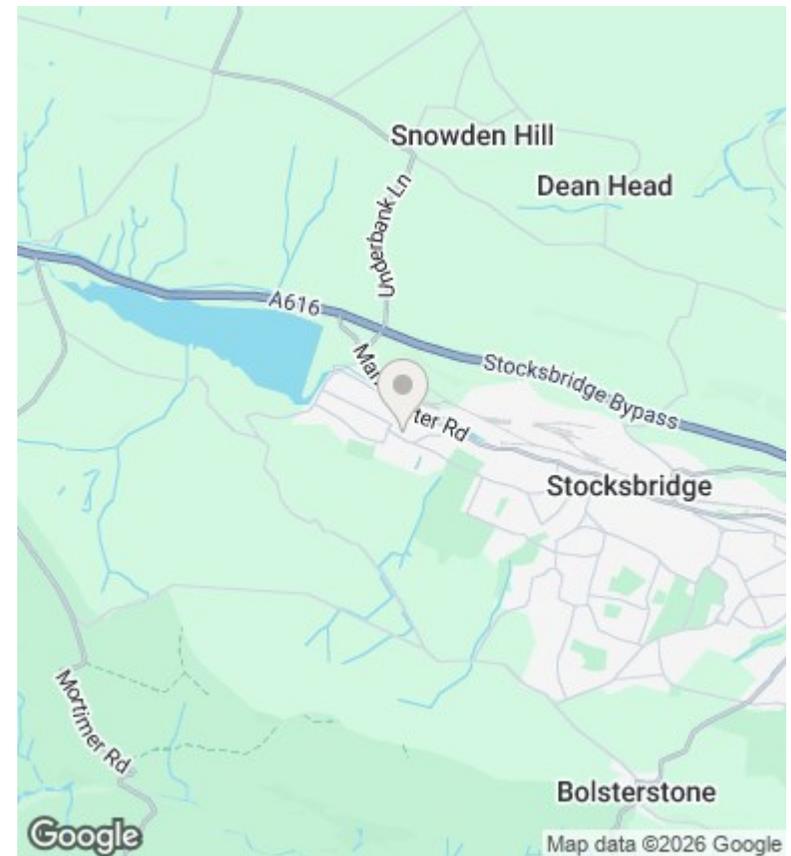






Total area: approx. 73.6 sq. metres (792.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

B

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