



**HOUSE
STYLE**

Brick Built
Semi
Detached

**RECEPTION
ROOMS**

2

BEDROOMS

3

EPC RATING

D

RENOVATED
AND RE-
APPOINTED

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED – RECENTLY THE SUBJECT OF A DETAILED SCHEME OF RENOVATION AND RE-APPOINTMENT – ENJOYING A DELIGHTFUL, PEACEFUL CUL DE SAC SETTING – ONLY A SHORT DISTANCE FROM FOX VALLEY AND OTHER FACILITIES IN STOCKSBRIDGE AND DEEPCAR – A COMFORTABLE WALK FROM HIGHLY REGARDED SCHOOLS – OFFERING EASY ACCESS TO WONDERFUL SURROUNDING COUNTRYSIDE

DESCRIPTION Offered to the market with immediate availability, this beautiful three bedroom semi-detached property has recently been the subject of a detailed scheme of improvement, renovation and re-appointment and is offered to the market very much as a "turn key" proposition. Well placed for daily commuting whilst also offering easy access to delightful surrounding countryside, it is of course served by excellent local facilities including the Fox Valley centre.

£795 pcm

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Property Details

With gas heating and uPVC double glazing, the accommodation on offer extends to Entrance Hall, Lounge, Dining Kitchen with integrated appliances, delightful Garden Sitting Room overlooking the rear garden, three first floor Bedrooms, charming Bathroom, Gardens to front and rear and Driveway leading to detached single garage.

GROUND FLOOR

ENTRANCE HALLWAY Heated by a single panel radiator and also having tiling to the floor, the entrance hall gives access to the following accommodation.



LOUNGE 13' 9" x 11' 5" (4.19m x 3.48m) A principal reception room of excellent proportions and presented to a delightful standard and displaying as a focal point, a conglomerate fireplace with inset living coal effect gas fire. There is coving to the ceiling, two wall light points, a double panel radiator and wiring for the installation of Sky satellite television.



DINING KITCHEN 14' 9" x 9' 3" (4.5m x 2.82m) Recently re-appointed to an excellent standard and having an inset one and a half bowl stainless steel sink unit with light oak effect cupboards beneath. There are further base and wall mounted units and also a good expanse of worktop surfaces, including a splashback surrounds, laminate flooring, a useful understairs store, plumbing facilities for an automatic washing machine and integrated oven, four ring electric hob with extractor canopy over, fridge and freezer.





GARDEN SITTING ROOM 11' 1" x 7' 0" (3.38m x 2.13m) This excellent recent addition to the property provides a most pleasant outlook over the rear garden, there is oak effect laminate flooring and a number of ceiling downlighters.



FIRST FLOOR

BEDROOM ONE 13' 9" x 8' 7" (4.19m x 2.62m) A front facing principal bedroom of generous proportions, heated by a single panel radiator.



BEDROOM TWO 9' 6" x 8' 7" (2.9m x 2.62m) With rear facing window and single panel radiator.



BEDROOM THREE 8' 10" x 6' 0" (2.69m x 1.83m) This front-facing bedroom is currently utilised as a dressing room and once again provides a single panel radiator.



BATHROOM 5' 11" x 5' 7" (1.8m x 1.7m) Having part-tiling to the walls and providing a three piece suite in white comprising of a panel bath with shower screen and Triton electric shower over, vanity wash hand basin with cupboard beneath and low flush WC. There is also a heated chrome towel rail.



LANDING Having a side facing window, built-in linen storage cupboard and loft access facilities.

OUTSIDE There is a lawned garden to the front whilst a flagged driveway to the left-hand elevation provides off-street parking for a number of vehicles and leads in turn to the **DETACHED CONCRETE SECTIONAL GARAGE**. The garden to the rear is also laid to grass. Please kindly note our landlord client intends renewing the timber fence to the rear boundary prior to occupation by the incoming tenant.

SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.

LANDLORD'S STIPULATIONS The landlord stipulates that there should be no smokers or pets in the property.

DIRECTIONS Postcode: S36 2TX - for SatNav purposes.

IB/JL PROPERTY DETAILS PREPARED 29 OCTOBER - BROCHURE NOT YET VERIFIED BY VENDOR

For further information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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