



Rectory Close, Stocksbridge, S36

Asking Price £250,000

- NO CHAIN - FREEHOLD
- DINING ROOM/ THIRD BEDROOM WITH PATIO DOORS TO A PAVED BALCONY
- SUMMERHOUSE AND ADJOINING STORAGE UNIT
- FANTASTIC TWO/ THREE DOUBLE BEDROOM BUNGALOW
- SEPARATE KITCHEN WITH RANGEMASTER STOVE INCLUDED IN THE SALE
- PAVED PATIO SEATING AREA AND MATURE GARDENS
- SPACIOUS LOUNGE WITH ELEVATED VIEWS
- DRIVE AND GARAGE
- COUNCIL TAX BAND C - £2,119.18

Rectory Close, Stocksbridge, S36

**** NO CHAIN ** BEAUTIFULLY POSITIONED TWO/ THREE BEDROOM BUNGALOW ** SET IN A PEACEFUL CUL DE SAC LOCATION WITH LOVELY SURROUNDING VIEWS **** This great property is built over the garage, offering the potential to adapt to living space if desired, with the relevant planning permissions. Having two receptions rooms, one of which would make an ideal third bedroom if needed. An added bonus to the property is the spacious Summer house in the rear garden, perfect as an office, bar or garden room to suit. A path leads to the rear of the property and runs down to the Fox Valley shopping Centre. The property briefly comprises of: Fully double glazed; Good sized lounge; Kitchen; Dining room/ bedroom three, with balcony; Two double bedrooms; Family bathroom; Summer house, with adjoining storage area; Garage; Drive; Lovely paved seating area; Mature gardens;



Council Tax Band: C



ENTRANCE HALLWAY

Steps lead to the front entrance to the good sized 'L' shaped hallway with; Half obscure glazed uPVC entrance door, with the glazed side panel also opening, ideal for taking furniture in or out; Oak doors to the lounge, dining room, kitchen, two bedrooms, family bathroom and storage cupboard;

LOUNGE

This good sized lounge offers elevated views and has; Feature gas fireplace; Oak effect laminate flooring; uPVC double glazed window to the front, with a further floor to ceiling slimline window to the side aspect; Two central heating radiators; Ceiling light point; Coving;

DINING ROOM/ BEDROOM THREE

A versatile reception room with; Double patio doors, opening out to a lovely balcony area; Carpet flooring; Central heating radiator; Ceiling light point; Coving;

BALCONY

With; Paved seating area; Wrought iron balustrades; Lovely elevated views;

KITCHEN

Having; White wall, base and drawer units; Two full height pull out larder units; Black roll top work surfaces; Included in the sale is a Rangemaster stove, with a five ring gas hob and an extractor hood above; Tiled splash backs; Space for upright fridge freezer; Integrated dishwasher; Space and plumbing for a washing machine; Sink and drainer with mixer tap; Set beneath an uPVC double glazed window to the side elevation views; Half glazed entrance door, to the steps to the rear garden; Vertical central heating radiator; Tiled flooring; Ceiling light point; Coving;

BEDROOM ONE

The primary bedroom consists of; Fitted wardrobe storage; Large uPVC

double glazed window to the rear elevation; Carpet flooring; Coving; Central heating radiator; Ceiling light point;

BEDROOM TWO

Double bedroom two has; An uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light; Coving; Central heating radiator;

FAMILY BATHROOM

Comprising of; Tiled flooring with underfloor heating; Panelled bath with wall mounted shower, having rainhead and handheld shower attachments; Pedestal wash basin; WC; Vertical heated towel rail; Recessed ceiling spotlights; Obscure uPVC double glazed window;

GARAGE

An under house garage with; Up and over door; Power and lighting; Open shelf units; Wall mounted boiler;

DRIVE

Providing off road parking;

SUMMER HOUSE

This great Summer house can be used to suit the buyers needs, an ideal bar, office, play room or a space to enjoy the garden and far reaching views. With; Power and lighting; Double doors and window; Adjoining storage area with a separate access door, power and lighting and open shelving;

OUTSIDE

Having paths down both sides of the house, leading to the front and rear access doors and on to the garden; With a good sized paved seating area; Mature perennial shrub planting; Fence borders; Shallow steps lead to the summer house;

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.

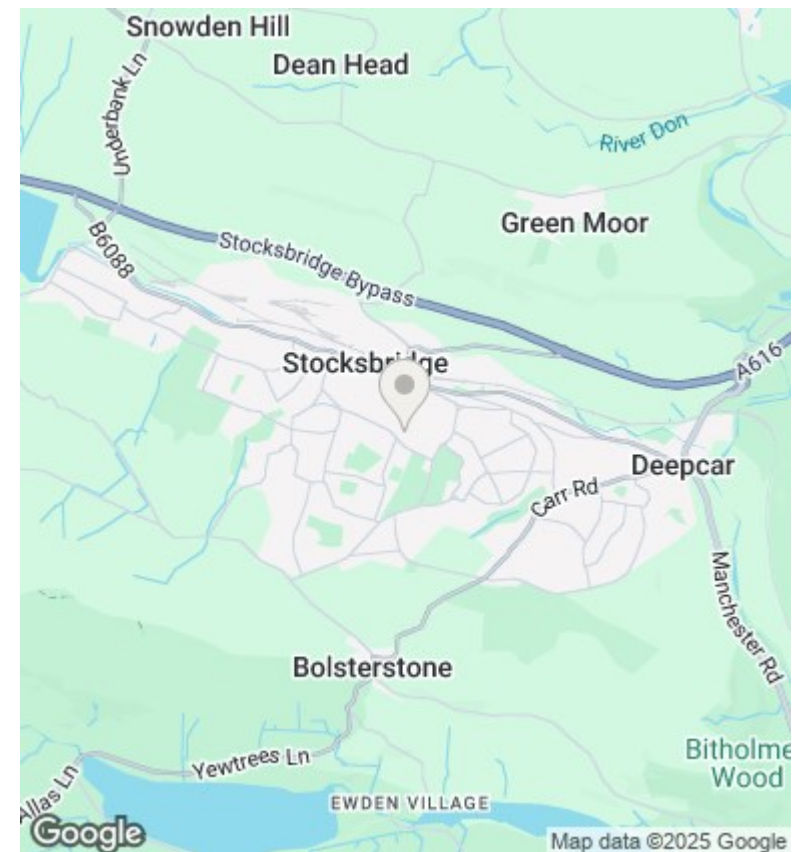




Ground Floor
Main area: approx. 67.7 sq. metres (728.6 sq. feet)
Plus garages, approx. 16.7 sq. metres (179.8 sq. feet)



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All measurements are approximate
Plan produced using Planity



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		