

EADON LOCKWOOD & RIDDLE
EST. 1840

1 Thornsett Gardens

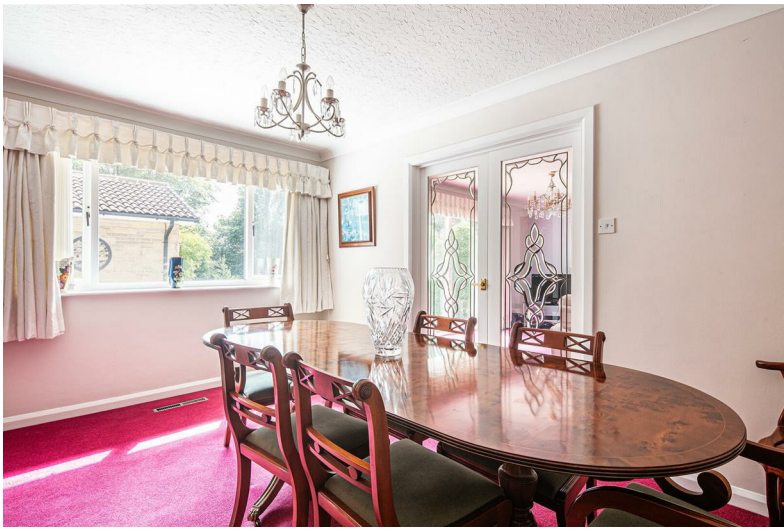
, Sheffield, S17 3PP

Asking Price £825,000

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1 Thornsett Gardens





Description

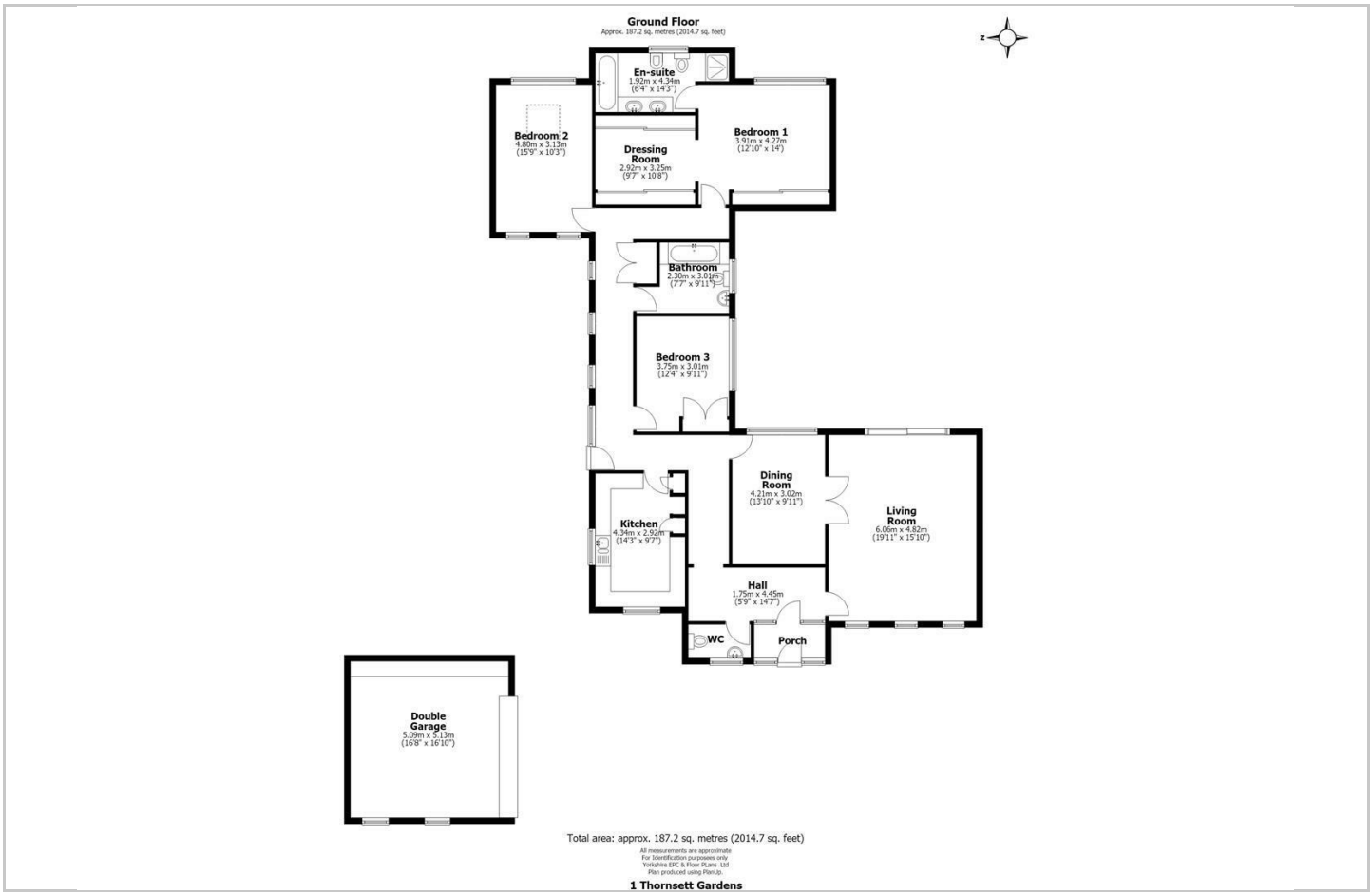
Description
A spacious and extended, detached bungalow that offers huge potential for further development. The property is situated on a generous plot which includes a gated access point from Dore Road (overgrown and not currently used) which could provide a separate point of access if required in the future. With 2014.7 square feet of accommodation that includes three double bedrooms including a large principal suite with both ensuite dressing and bathrooms, two large reception rooms, a kitchen, two bathrooms and a separate W.C. The layout is well designed and the large plot complements the interior perfectly. The grounds extend to three sides of the property and it is suggested that there is plenty of space here to extend the living accommodation if required. The driveway leads to a detached double garage and parking area and there are gates at either side of the property for security. The property is situated on a very desirable and exclusive road, just off Dore Road and a short walk away from the excellent village amenities in Dore and there is a train station at the foot of the road providing speedy links into town or, via some of the pretty Peak Park villages, into Manchester Piccadilly. The property is available with no onward chain and is well worthy of an early inspection.

ELR PREMIUM - IMPORTANT INFORMATION
ELR is marketing this property with the benefit of 'ELR Premium'.
ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.
Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Taylor Emmet Solicitors, to give buyers as much information as possible before they agree to purchase.
The pack includes:
Property Information Questionnaire (PIQ - a summary of the TA6)
TA10 (Fittings and Contents)
Official Copy of the Register
Title Plan
Local Search*
Water and Drainage Search*
Coal and Mining Search*
Environmental Search*
(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)
ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.
Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).
Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).
The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.
The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.
If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.

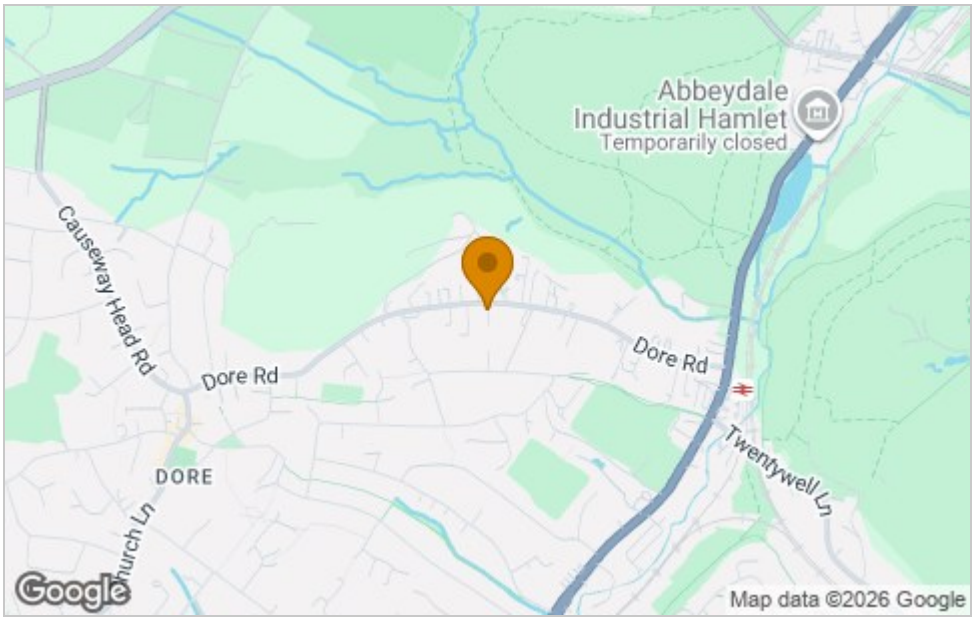




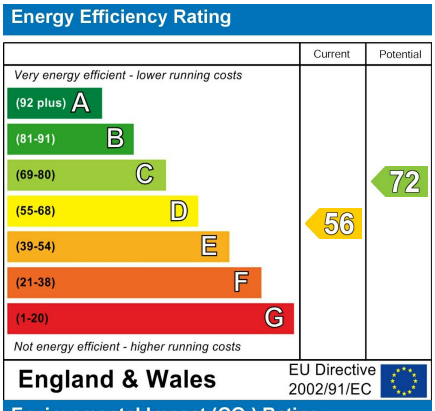
Floor Plan

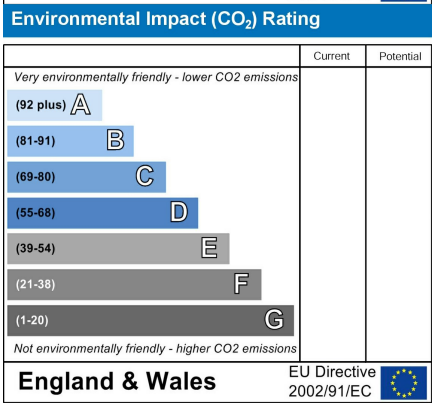


Area Map



Energy Efficiency Graph





Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Eadon Lockwood and Riddle, 888 Ecclesall Road, Sheffield, South Yorkshire, S11 8TP
Tel: 0114 268 3388 Email: bannercross@elr.co.uk https://www.elr.co.uk