



## Dalewood Avenue, Sheffield S8 0EG

**Guide Price £425,000**

Guide Price £425,000 - £450,000

SK Estate Agents are delighted to offer to the market for SALE with NO ONWARD CHAIN, this larger than average five/six bedroomed detached bungalow which comes with the added benefit of a new main roof installed September 2023. Situated in the desirable neighbourhood of Beauchief, this spacious property is close-by to a range of shops, cafes and Beauchief golf course. Although in need of some modernisation, the property offers comfortable and flexible accommodation that could be adapted to individual needs and briefly comprises: entrance hallway, large lounge, dining kitchen, dining room, utility room, five bedrooms, bathroom, and separate WC. Outside is a low maintenance courtyard, attractive gardens and off-road parking for multiple vehicles. A viewing is highly recommended to assess the possibilities on offer with this unique property.

Tenure: Freehold



### Entrance Vestibule

Entry via front facing UPVC and glazed door into vestibule having tiled flooring and wooden and glazed door to large hallway.

### Hallway

Welcoming hallway with carpeted flooring, large gas central heating radiator, two useful storage cupboards, and access to boarded and insulated loft space.

### Bedroom One

11'8" x 13'1" (3.58m x 3.99m)

A good sized and neutrally decorated principal bedroom made bright and airy via the front facing UPVC double glazed bay window. Having carpeted flooring and gas central heating radiator.

### Bedroom Two

11'10" x 12'10" (3.63m x 3.92m)

A further double bedroom with carpeted flooring, gas central heating radiator, UPVC double glazed front facing window and ample space for freestanding furniture.

### Bathroom

9'8" x 8'4" (2.96m x 2.55m)

Larger than average bathroom with four piece suite comprising: panelled bath, double shower with aqua boarding and thermostatic shower over, WC and pedestal wash hand basin. Having tiling to the splash backs, cushioned flooring, gas central heating radiator and UPVC double glazed obscured glass window.

### Side Hallway

Providing space for shoes and coats with carpeted flooring and wooden and glazed door to side of property.

### Bedroom Three

12'11" x 11'8" (3.96m x 3.58m)

Double bedroom featuring a good range of fitted wardrobes and shelves. Having side facing double glazed timber window, carpeted flooring and gas central heating radiator.

### Dining Kitchen

12'0" x 15'8" (3.68m x 4.79m)

Fitted with a wide range of wooden wall and base units with contrasting laminate work surfaces incorporating sink with mixer tap and drainer. Having space for freestanding oven and hob set below extractor hood, there is also space for freestanding fridge and dishwasher. Have side and rear facing UPVC double glazed windows, cushioned flooring and gas central heating radiator. Door to utility room.

### Utility Room

7'10" x 7'10" (2.39m x 2.40m)

Utility room providing space and plumbing for washing machine, tumble dryer and large American style fridge/freezer. Having cushioned flooring, side facing UPVC double glazed window and door providing access to the courtyard. Also housing the Worcester combination boiler.

Door providing access to dining room/bedroom six.

### Dining Room/Bedroom Six

7'8" x 12'8" (2.34m x 3.88m)

Additional reception room which could be used as an office, play room or sixth bedroom. Having side facing UPVC double glazed window, carpeted flooring and gas central heating radiator.



sales • letting • property management



Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567

## Lounge

15'9" x 15'10" (4.81m x 4.85m)

A well proportioned and welcoming lounge, the focal point being the fireplace with mantle and marble back and hearth. The neutrally decorated lounge benefits from UPVC double glazed French doors with flag windows leading out to the courtyard garden, has carpeted flooring and gas central heating radiator.

## Hallway

Carpeted hallway providing access to further bedrooms and WC.

## Bedroom Four

7'1" x 9'11" (2.18m x 3.04m)

Front facing double bedroom boasting a range of fitted wardrobes and cupboards, UPVC double glazed bay window, gas central heating radiator and carpeted flooring.

## WC

Separate WC with wall mounted sink and cushioned flooring.

## Occasional Room/Office

8'10" x 8'7" (2.71m x 2.62m)

Currently used as a home office but could easily be used as part of a granny annex/additional sitting room. Having useful fitted storage cupboards, carpeted flooring, gas central heating radiator and side facing UPVC double glazed window providing views over the courtyard.

## Bedroom Five

8'10" x 9'2" (2.71m x 2.81m)

A lovely space for a fifth bedroom having dual aspect side and rear facing UPVC double glazed window and French doors opening out to the courtyard. Having carpeted flooring and gas central heating radiator.

## Outside

To the front of the property lies a good sized block paved driveway providing ample space for off-road parking. Benefiting from a low maintenance front garden.

Central to the property is a delightful courtyard, accessed via doors from the utility room, bedroom and lounge. Providing space for outdoor seating.

At the rear of the property there is a mature enclosed garden benefiting from an array of mature shrubs, foliage and flower beds. Access to a brick built outhouse for storage.

The property backs onto Ecclesall Woods, is not overlooked and feels very private.

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



sales • letting • property management



Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

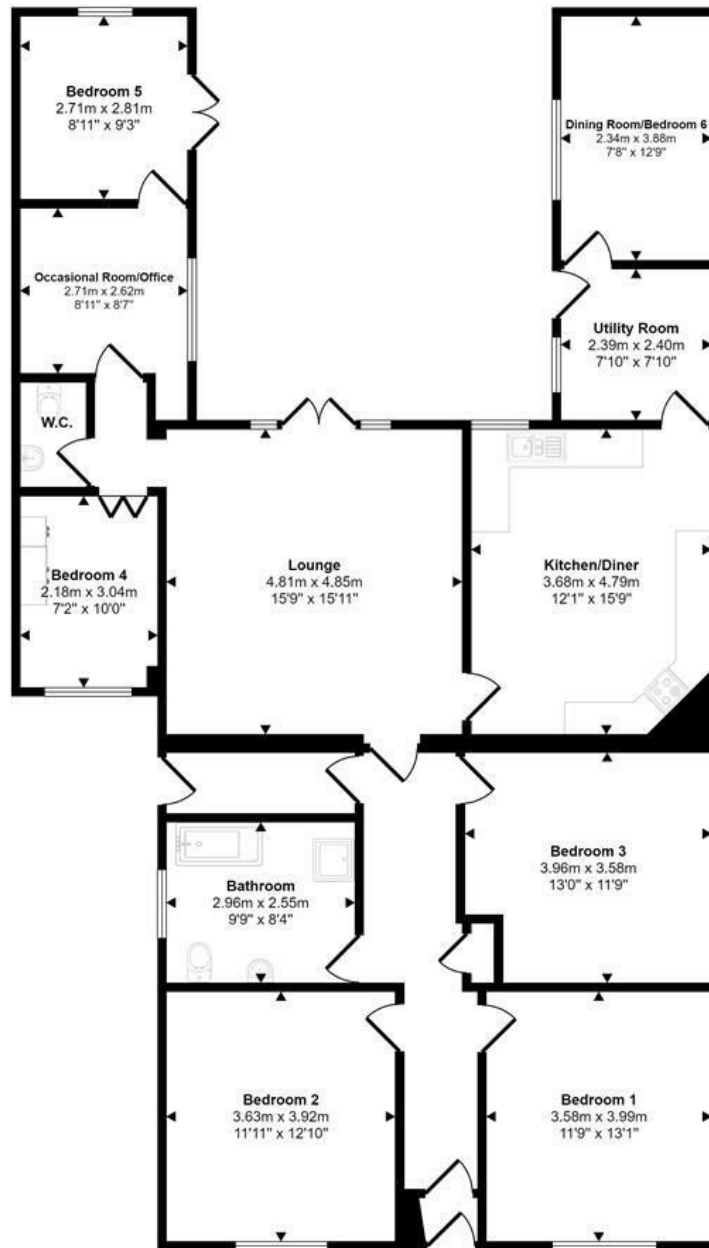
Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567

Approx Gross Internal Area  
154 sq m / 1661 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>53</b>	<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	<b>43</b>	<b>64</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



sales • letting • property management



Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567