



**Bishopscourt Road, Sheffield S8 9HN**

**Guide Price £250,000**

GUIDE PRICE £250,000 TO £260,000

VIRTUAL TOUR AVAILABLE

SK Estate Agents are pleased to offer to the market for sale, this well proportioned, two bedroom, semi-detached property situated in the highly popular neighbourhood of Meersbrook. Located just a short distance from good local shops, excellent transport links to Sheffield City Centre and Meersbrook Park, the accommodation briefly comprises: entrance vestibule, lounge, dining room, extended kitchen, two double bedrooms, bathroom, a large rear garden and a driveway providing off-street parking. A viewing is essential to avoid disappointment.

Tenure: Leasehold



## Entrance Hallway

Entrance through front facing composite part glazed door into entrance hallway. Having exposed floorboards, gas central heating radiator and carpeted stairs rising to first floor.

## Lounge

12'9" x 14'2" (3.89m x 4.34m)

Well presented lounge the focal point being the feature gas fire with wooden mantle. Having large front facing UPVC double glazed bay window, gas central heating radiator and carpeted flooring.

## Dining Room

16'0" x 10'10" (4.88m x 3.32m)

Dual aspect dining room made bright and airy by virtue of the UPVC double glazed French doors to the rear and side facing UPVC double glazed window. Having exposed floorboards, gas central heating radiator and log burner. Also benefiting from side facing glazed door opening into side entrance vestibule.

## Side Entrance Vestibule

Having side facing UPVC double glazed door and providing useful additional storage for coats.

## Kitchen

10'2" x 7'11" (3.12m x 2.42m)

Fitted with a good range of wall and base units with contrasting work surface incorporating stainless steel sink with drainer. Having freestanding cooker, tiled flooring, side facing UPVC double glazed window, gas central heating radiator and housing combi boiler. Also having space for under counter fridge and benefiting from side facing door opening onto rear garden.

## Landing

Having side facing UPVC double glazed obscured glass window and carpeted flooring.

## Bedroom One

16'1" x 11'10" (4.91m x 3.63m)

Large principal bedroom having carpeted flooring, gas central heating radiator and front facing UPVC double glazed window.

## Bedroom Two

9'9" x 11'1" (2.99m x 3.38m)

Rear facing and having carpeted flooring, gas central heating radiator and UPVC double glazed window providing views over the rear garden.

Loft hatch to fully boarded loft space.

## Bathroom

5'8" x 8'0" (1.73m x 2.44m)

Fully tiled and fitted with white suite comprising: P-shaped bath with electric shower over and glass screen, pedestal wash hand basin and low flush WC. Having rear facing UPVC double glazed obscured glass window and chrome heated towel rail.

## Outside

To the front of the property there is a driveway providing space for off road



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

parking.

The enclosed rear garden is mainly laid to lawn with mature shrubbery and decked area providing space for outdoor seating.



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



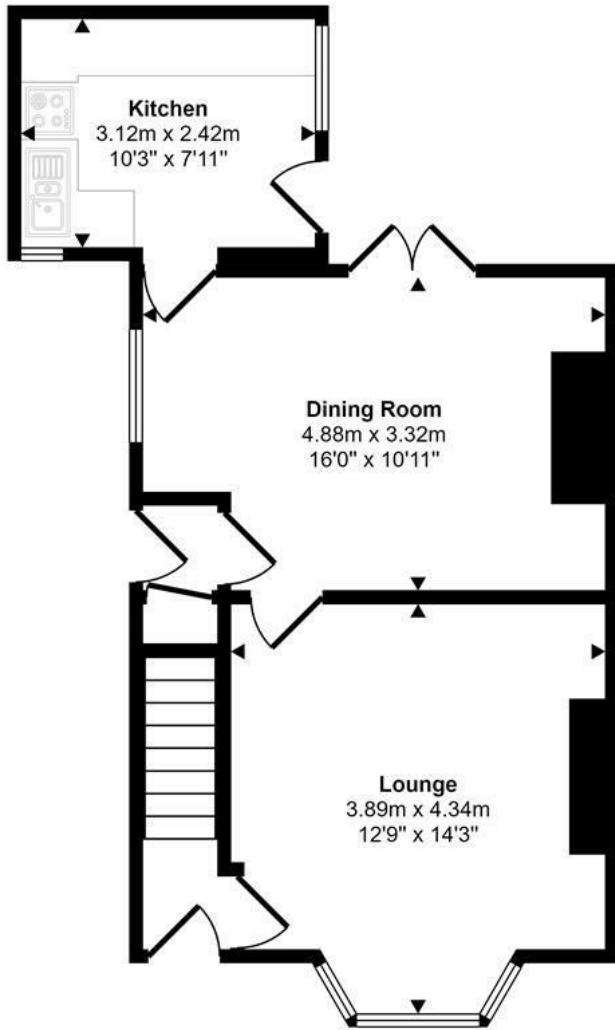
sales • letting • property management



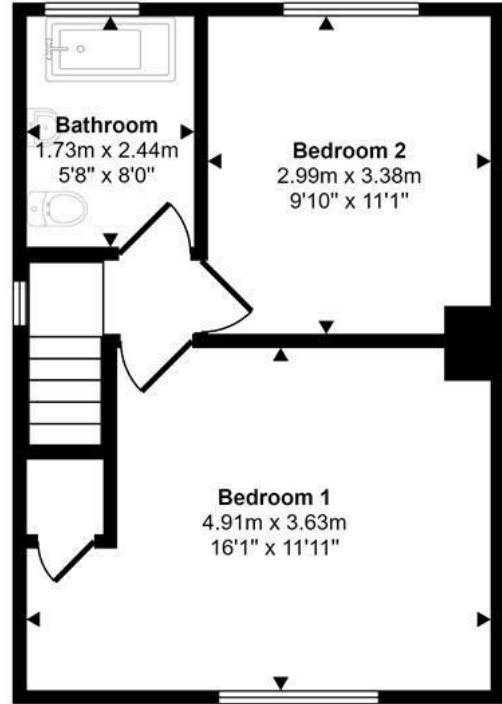
**Website:** [www.skestateagents.co.uk](http://www.skestateagents.co.uk) **Email:** [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)  
**Address:** 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

**Telephone:** 0114 2749730  
**Company No:** 08028567

Approx Gross Internal Area  
79 sq m / 851 sq ft



Ground Floor  
Approx 44 sq m / 474 sq ft



First Floor  
Approx 35 sq m / 376 sq ft

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>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>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