



Abbey Brook Court, Sheffield S8 7UU

Guide Price £240,000

****Guide Price £240,000 - £250,000****

Virtual Tour Available

SK Estate Agents are delighted to offer to the market, this well presented, three bedroom, semi-detached family home located in the quiet, leafy suburb of Chancet Wood. Having excellent transport links to the city centre, within catchment of good schools and close-by to Graves Park and a host of local amenities, this beautiful home would ideally suit first-time buyers and families alike. In brief the property comprises: entrance hall, store room, lounge, dining kitchen, three bedrooms, and bathroom. The property benefits from driveway providing off-road parking and to the rear of the property lies a larger than average garden. A viewing is highly recommended.

Tenure: Freehold



Entrance

Entrance through UPVC door into entrance hallway, having laminate flooring, gas central heating radiator and carpeted stairs rising to first floor. Also having useful under stairs storage cupboard utilised as a utility and pantry space.

Lounge

9'10" x 13'1" (3.01m x 3.99m)

Spacious and welcoming lounge having front facing UPVC double glazed window, carpeted flooring, and gas central heating radiator.

Kitchen/Diner

16'1" x 10'2" (4.91m x 3.10m)

Modern kitchen fitted with a range of black base and grey wall units, complemented by role-edged worktops incorporating stainless steel sink with a drainer and chrome swan neck mixer tap and electric oven with hob and extractor above. Having space and plumbing for washing machine, dishwasher, and freestanding fridge freezer. Also having UPVC double glazed windows, laminate flooring and a door lead to the rear garden. Also benefiting from gas central heating radiator, and room for a dining table and chairs.

Landing

Having carpeted flooring and benefiting from a large storage cupboard and additional over stairs storage cupboard.

Bedroom One

8'4" x 11'3" (2.55m x 3.43m)

A large principal bedroom with fitted mirrored wardrobes, carpeted flooring, gas central heating radiator, and front facing UPVC double glazed window.

Bedroom Two

9'3" x 8'7" (2.84m x 2.62m)

Spacious double bedroom with fitted mirrored wardrobes, carpeted flooring, gas central heating radiator, and rear facing UPVC double glazed window overlooking the rear garden.

Bedroom Three

7'0" x 7'7" (2.14m x 2.32m)

Having carpeted flooring, gas central heating radiator, and front facing UPVC double glazed window.

Bathroom

6'2" x 5'10" (1.88m x 1.80m)

Fully tiled and fitted with white suite comprising: bath with chrome mixer taps and thermostatic shower over, pedestal wash hand basin with swan neck chrome mixer tap, and low flush WC. Having cushioned flooring, gas central heating radiator and rear UPVC double glazed obscured glass window.

Outside

The property offers off-road parking and steps leading to a UPVC double glazed door.

The property boasts a spacious rear garden with a large lawned area and



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paved patio, fully enclosed by wooden fencing. There's additional space down the side of the property with a wooden shed.



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



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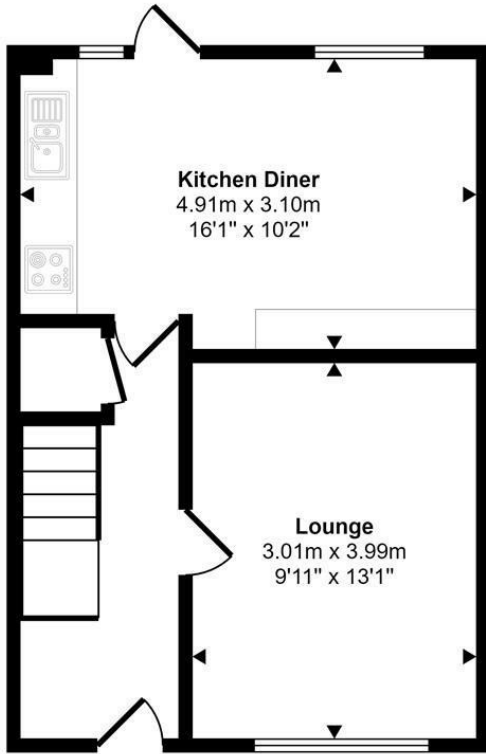
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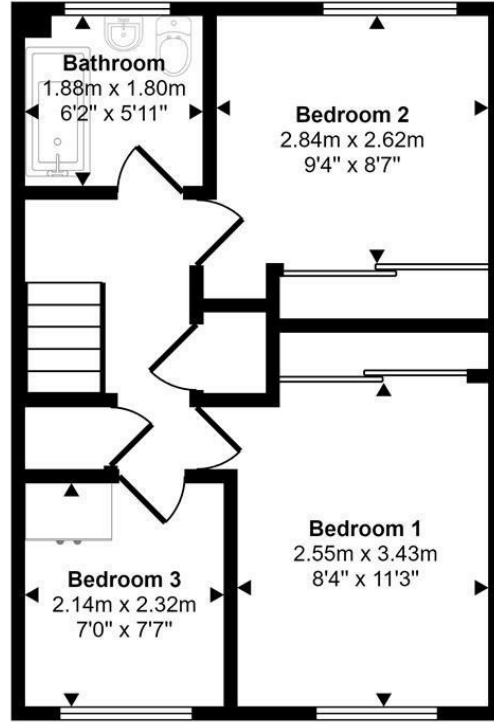
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Approx Gross Internal Area
71 sq m / 761 sq ft



Ground Floor
Approx 35 sq m / 379 sq ft



First Floor
Approx 35 sq m / 382 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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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