



Wellcarr Road, Sheffield S8 8QQ

Guide Price £200,000

Guide Price £200,000 to £220,000
Walk Through Tour Available

SK Estate Agents are delighted to offer to the market for sale this beautifully presented, three bedroom, mid-terraced property situated in the highly desirable neighbourhood of Woodseats. The property is within walking distance to the bustling Chesterfield Road which offers a variety of amenities, coffee shops and supermarkets. Ideally suited to first time buyers, the accommodation briefly comprises: lounge, kitchen/diner, off-shot utility room, cellar, three good sized bedrooms, bathroom and a well maintained garden to the rear. A viewing is highly advised to avoid disappointment.

Tenure: Leasehold



Entrance

Entry via the side facing UPVC double glazed door into entrance vestibule with carpeted stairs rising to first floor.

Lounge

12'2" x 12'0" (3.73m x 3.68m)

A good sized reception room made bright and airy via the UPVC double glazed window. Having carpeted flooring and gas central heating radiator.

Kitchen/Diner

12'4" x 11'10" (3.76m x 3.62m)

Modern kitchen fitted with a good range of grey shaker style wall and base units with roll edged laminate worktops incorporating a four ring electric hob with stainless steel splashback and electric double oven below, and one and half bowl sink with drainer and chrome mixer tap. With an additional base unit built into the chimney breast the kitchen also benefits from having space for fridge freezer, having laminate flooring, central heating radiator and rear UPVC double glazed window.

The kitchen also provides space for dining table and chairs.

Cellar

There is additional storage to the cellar head and cellar area which also houses the utility meters and fuse board.

Off-Shot Utility Room

6'5" x 7'8" (1.96m x 2.35m)

Useful utility space having a range of wall and base units with worktops over incorporating one and half bowl sink with chrome mixer tap and 5 ring gas hob with extractor above. There is space and plumbing for a washing machine, tumble dryer and dishwasher. Having half brick tiled splashbacks, Velux window for natural light and side facing UPVC double glazed window and door providing access to the garden.

First Floor Landing

With carpeted flooring and stairs leading to the attic.

Bedroom One

14'4" x 12'1" (4.37m x 3.69m)

A good sized and well presented double bedroom featuring laminate flooring, door leading to the under stairs storage cupboard, UPVC double glazed window, and central heating radiator.

Bathroom

6'1" x 9'6" (1.87m x 2.91m)

Bathroom fitted with a white suite comprising: vanity sink unit with chrome mixer tap, panelled bath with shower off the taps, and low flush WC. Benefitting from tiled splashbacks, mirror over the sink, cushioned flooring, chrome heated towel rail, storage cupboard housing boiler and rear UPVC obscured double glazed window.

Bedroom Three

7'6" x 9'7" (2.31m x 2.94m)

A good sized third bedroom having carpeted flooring, central heating radiator and rear facing UPVC double glazed window providing views over the garden.



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Attic Bedroom Two

13'10" x 17'11" (4.24m x 5.48m)

Large attic bedroom, used as the principal bedroom, with front facing Velux window and rear dormer window providing ample light. Benefitting from carpeted flooring, central heating radiator and useful storage to the eaves space.

Outside

To the rear of the property lies a tiered garden with wooden decked area, an area laid to lawn and a further decked area to the rear of the garden providing ample space for entertaining.



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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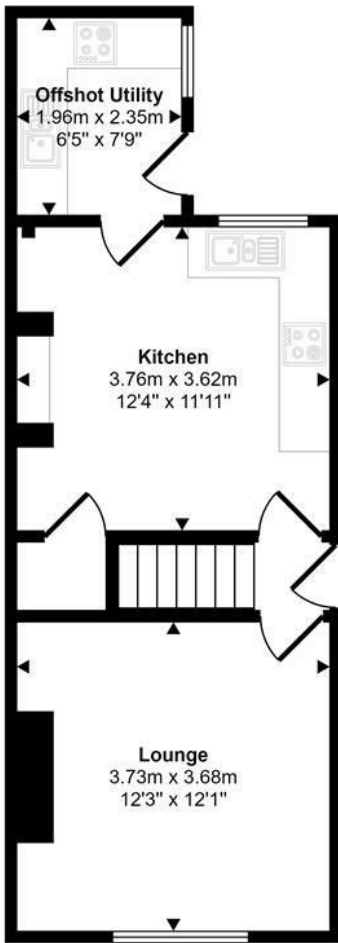
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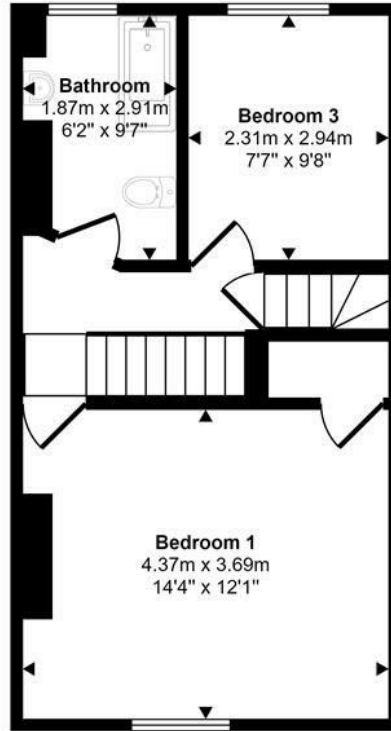
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Approx Gross Internal Area
96 sq m / 1036 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft



First Floor
Approx 37 sq m / 395 sq ft



Second Floor
Approx 23 sq m / 250 sq ft

Denotes head height below 1.5m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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