



Myrtle Close, Sheffield S2 3HW

Guide Price £200,000

Guide Price £200,000 to £220,000

SK Estate Agents are pleased to offer for sale this modern, 3 bedroomed, end terraced property situated in a prime location in close proximity to the City Centre. Well presented throughout, this property would suit professionals or families alike. In brief the property comprises: Entrance Hall, Lounge, Kitchen, Downstairs WC, Three Bedrooms, Family Bathroom, rear garden and an off-street parking space. An early viewing is recommended to appreciate the standard of accommodation on offer.

Virtual Walk Through Tour Available

Tenure: Freehold



Entrance Hallway

Entrance through front facing door into entrance hallway. Having laminate flooring, gas central heating radiator and carpeted stairs rising to the first floor.

Lounge

14'2" x 14'0" (4.32m x 4.27m)

Beautifully presented reception room featuring laminate flooring, gas central heating radiator and under stairs storage cupboard providing useful additional storage. Also benefiting from UPVC double glazed window and French doors opening onto rear garden. Space for dining table and chairs.

Kitchen

6'11" x 10'4" (2.13m x 3.17m)

Fitted with a good range of white wall and base units with contrasting wood effect worktop incorporating 4 ring gas hob with extractor above and electric oven beneath, and stainless steel sink with chrome pull out tap with spring spout. Having space for fridge/freezer, front facing UPVC double glazed window, gas central heating radiator and tiled flooring and splashbacks. Also having space and plumbing for washing machine and under counter fridge.

Downstairs WC

Modern cloakroom with low flush WC, pedestal wash hand basin and tiled flooring. Also having front facing UPVC double glazed obscured glass window and gas central heating radiator.

Landing

Having carpeted flooring, side facing UPVC double glazed window and useful storage cupboard. Also providing access to part-boarded loft via hatch.

Bedroom One

7'7" x 13'0" (2.33m x 3.97m)

Large principal bedroom having feature part panelled wall, rear facing UPVC double glazed window, carpeted flooring and fitted wardrobes. Also having gas central heating radiator.

Bedroom Two

7'10" x 11'2" (2.39m x 3.42m)

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

Bedroom Three

6'5" x 7'3" (1.96m x 2.21m)

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

Bathroom

6'0" x 6'0" (1.84m x 1.84m)

Fitted with white suite comprising: bath with mixer shower over, pedestal wash hand basin and low flush WC. Having tiled flooring and splashbacks, glass shower screen, gas central heating radiator and front facing UPVC double glazed obscured glass window.

Outside

To the front of the property lies a driveway providing off-road parking.



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Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

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

Company No: 08028567

Private enclosed rear garden having composite decking seating area and good sized laid to lawn garden to the rear with wooden shed. The garden offers excellent views over Sheffield.



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



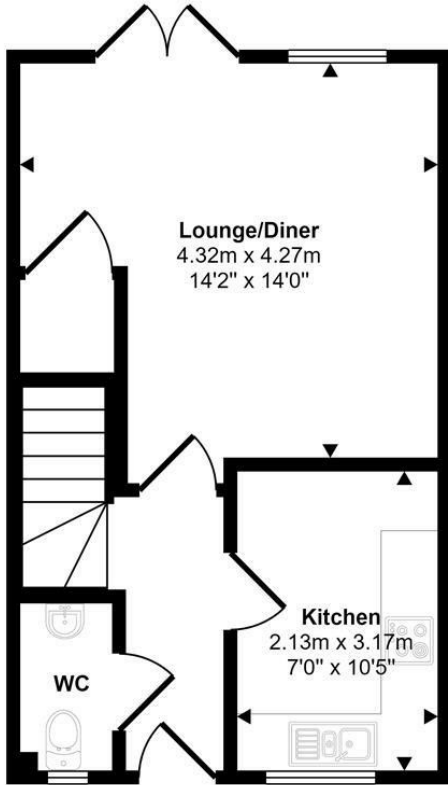
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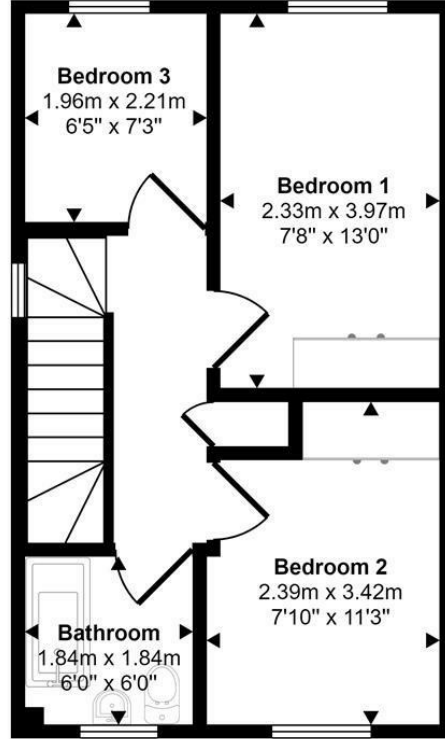
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Approx Gross Internal Area
66 sq m / 715 sq ft



Ground Floor
Approx 33 sq m / 356 sq ft



First Floor
Approx 33 sq m / 359 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) A		91
(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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