



## Derbyshire Lane, Sheffield S8 8SE

Guide Price £225,000

\*\*GUIDE PRICE £225,000 TO £250,000\*\*

SK Estate Agents are delighted to offer to the market For Sale with NO ONWARD CHAIN this extended three bedroom detached property in need of a scheme of modernisation throughout. Located close to Graves Park and ideally suited to first time buyers, and families looking to upsize, the accommodation briefly comprises: Entrance porch, entrance hallway, large through lounge diner, conservatory, kitchen, 3 good sized bedrooms, shower room, low maintenance gardens to front and rear and garage. A viewing is highly advised to appreciate the size of accommodation on offer.

Tenure: Freehold



### Entrance Porch

5'8" x 3'6" (1.73m x 1.07m)

Entrance through front facing UPVC door into entrance porch, having carpeted flooring, gas central heating radiator and further part glazed door opening into hallway.

### Entrance Hallway

Having carpeted flooring, gas central heating radiator and carpeted stairs rising to first floor. Also having under stairs storage cupboard housing gas meter and providing useful additional storage.

### Lounge Diner

10'3" x 28'2" (3.14m x 8.60m)

Large living space having carpeted flooring, gas central heating radiators and front facing UPVC double glazed window. Also having feature electric fire.

### Conservatory

8'5" x 11'8" (2.57m x 3.58m)

Having tiled floor, gas central heating radiator and door opening onto rear garden.

### Kitchen

7'4" x 15'1" (2.24m x 4.61m)

Fitted with a good range of wall and base units with complementary work surface incorporating four burner gas hob and one and a half bowl stainless steel sink with drainer. Having cushioned flooring, UPVC double glazed windows to side and rear and further window overlooking conservatory. Also benefiting from timber side facing door to garden, space and plumbing for washing machine, fitted oven and pantry store.

### Landing

Having side facing window, carpeted flooring, and providing access to first floor accommodation. Also having access to loft via hatch and airing cupboard.

### Bedroom One

9'3" x 12'4" (2.84m x 3.78m)

Good sized double bedroom having front facing UPVC double glazed window, gas central heating and carpeted flooring. Also benefiting from fitted wardrobes.

### Bedroom Two

8'1" x 10'2" (2.47m x 3.10m)

Further double bedroom having rear facing UPVC double glazed window, gas central heating radiator, fitted wardrobes and carpeted flooring.

### Bedroom Three

6'10" x 7'10" (2.09m x 2.40m)

Front facing and having carpeted flooring, UPVC double glazed window 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

## Shower Room

6'3" x 5'3" (1.92m x 1.61m)

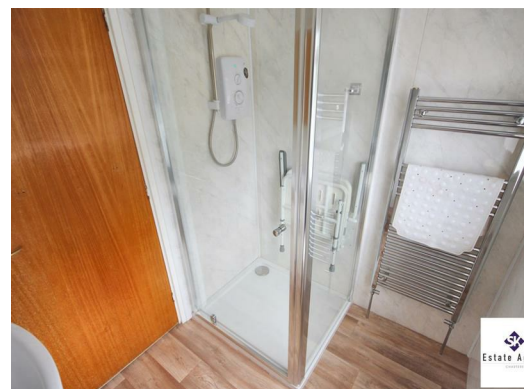
Fitted with white suite comprising: shower cubicle with electric power shower, vanity sink and low flush WC. Having rear facing UPVC double glazed obscured glass window, cushioned flooring, chrome heated towel rail and aqua boarding to the walls.

## Outside

Having small garden to the front which is mainly block paved but also benefits from scrubbed borders. To the rear there is a low maintenance enclosed garden providing space for outdoor seating.

## Garage

Single garage accessed off street to rear of property.



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



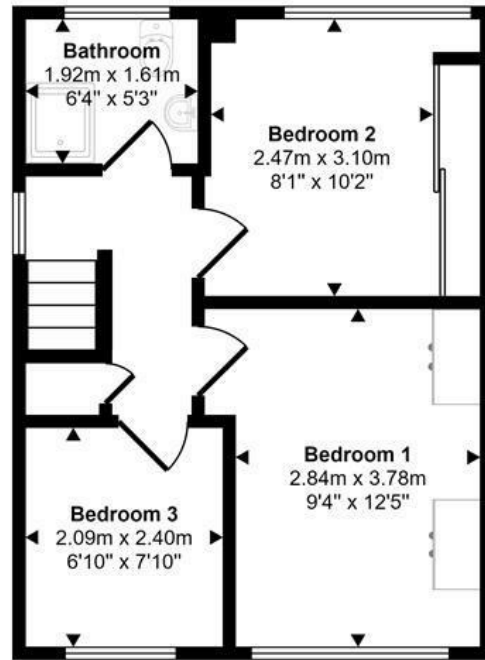
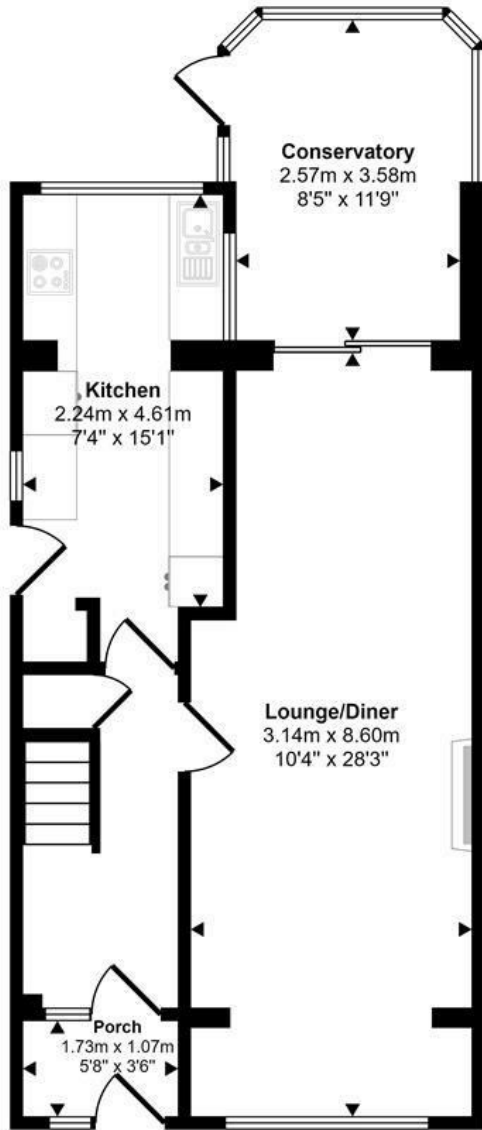
**Website:** [www.skestateagents.co.uk](http://www.skestateagents.co.uk) **Email:** [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

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

**Telephone:** 0114 2749730

**Company No:** 08028567

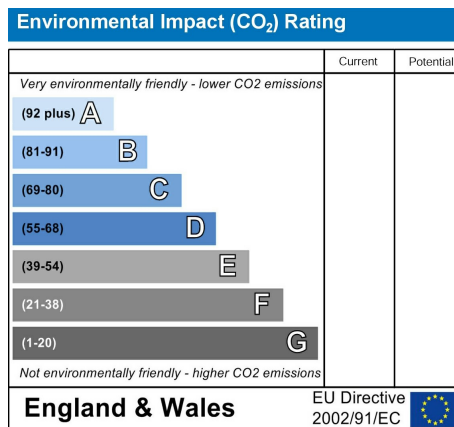
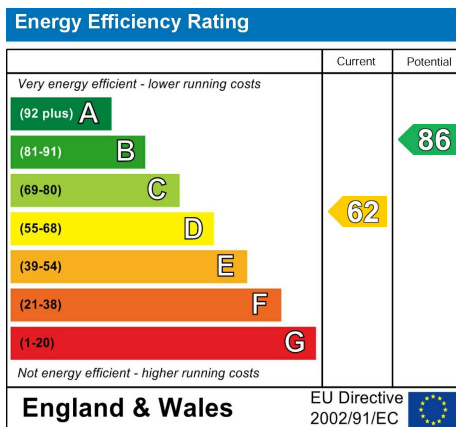
Approx Gross Internal Area  
93 sq m / 997 sq ft



First Floor  
Approx 36 sq m / 382 sq ft

Ground Floor  
Approx 57 sq m / 614 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.



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