



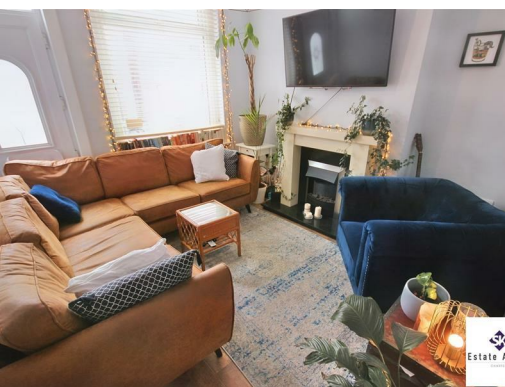
Ulverston Road, Sheffield S8 0NX

Guide Price £200,000

Guide Price: £200,000-£220,000
Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale with NO CHAIN this well-presented, three bedroomed, mid-terraced property situated on the highly popular Ulverston Road in Woodseats. Close-by to an excellent range of amenities, transport links and local shops, the property would be ideally suited to first-time buyers. In brief the accommodation comprises over three floors: lounge, dining kitchen, cellar, three bedrooms, bathroom and attractive low maintenance garden to the rear. A internal inspection is a must to appreciate the accommodation on offer.

Tenure: Leasehold



Dining Kitchen

11'0" x 12'2" (3.37m x 3.72m)

Entry via UPVC double glazed door into the well presented kitchen having a good range of grey wall and base units with laminate worktops incorporating stainless steel sink with drainer and 4 ring gas hob with electric oven below and stainless steel extractor hood above. Benefiting further from tiled splashbacks, laminate flooring, gas central heating radiator and rear facing UPVC double glazed window. Further space for a good-sized dining table and chairs, a freestanding fridge/freezer, and space and plumbing for washing machine. Access to:

Cellar Head / Pantry

Providing useful storage space under the stairs and having laminate flooring.

Cellar

Further storage space housing the utility meters and with light and power.

Hallway

Hallway having laminate flooring and carpeted stairs rising to the first floor. Step down to the lounge.

Lounge

10'7" x 11'1" (3.24m x 3.39m)

A well-presented and welcoming reception room boasting large feature gas fireplace, decorative ceiling coving and rose. Having laminate flooring, gas central heating radiator, front facing UPVC double glazed window and UPVC external door.

Landing

A good-sized landing having carpeted flooring, storage cupboard, decorative ceiling coving, and providing access to all first floor accommodation.

Bedroom One

15'0" x 11'5" (4.58m x 3.49m)

A stunning double bedroom made bright and airy through front facing UPVC double glazed window, boasting decorative ceiling coving and dado rails, carpeted flooring, and gas central heating radiator.

Bedroom Three

7'8" x 10'10" (2.36m x 3.32m)

A good sized third bedroom featuring laminate flooring, gas central heating radiator, and large rear facing UPVC double glazed window overlooking the garden. Benefiting further from airing cupboard housing the combination boiler.

Bathroom

5'6" x 8'0" (1.69m x 2.45m)

A well-presented bathroom suite comprising: low flush WC, bath with subway tiling and electric shower over, and vanity sink unit. Benefiting from vinyl flooring, rear facing UPVC double glazed obscured glass window, chrome heated towel rail, and LED spotlights.



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Attic Bedroom Two

15'2" x 12'7" (4.64m x 3.86m)

A further good sized double bedroom offering plentiful storage in the eaves and made bright through rear facing double glazed Velux skylight. Featuring carpeted flooring, exposed timber beams, and LED spotlighting.

Outside

To the rear of the property is a south easterly facing and attractive low maintenance yard having a good-sized patio and decking area 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



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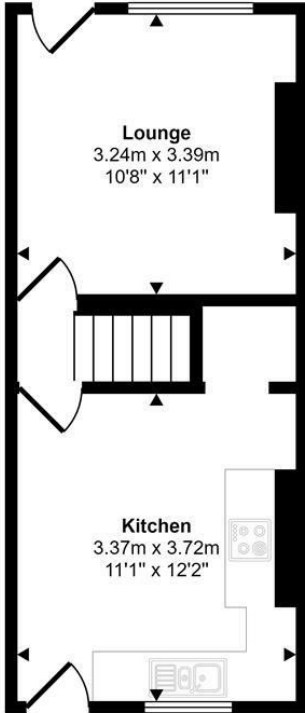
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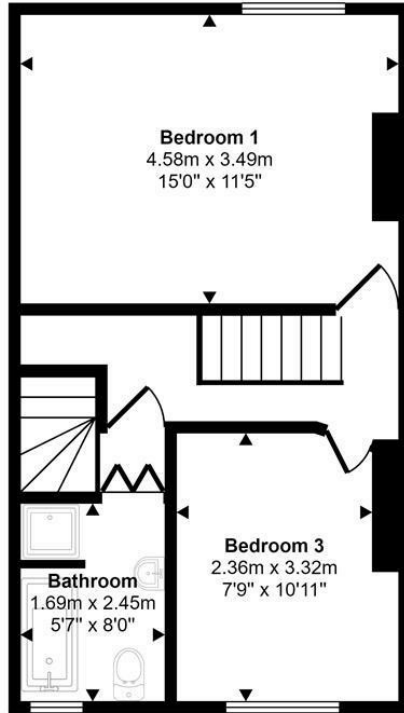
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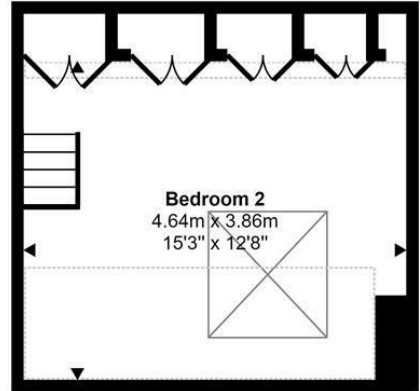
Approx Gross Internal Area
86 sq m / 928 sq ft



Ground Floor
Approx 28 sq m / 296 sq ft



First Floor
Approx 38 sq m / 411 sq ft



Second Floor
Approx 21 sq m / 221 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	69
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		
	47	67
England & Wales	EU Directive 2002/91/EC	



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