



Cobnar Road, Sheffield S8 8QA

Guide Price £300,000

Guide Price £300,000 - £325,000 Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale this spacious, four bedroomed, terraced property in this sought after area, just a short distance from excellent local shops, good transport links to Sheffield City Centre and close to popular Graves Park.

Ideally suited to a family the accommodation briefly comprises: entrance hallway, lounge, large dining room, kitchen, cellar space for storage and utilities, three bedrooms and family bathroom/wet room to the first floor and a further double bedroom to the attic. Having off road parking and low maintenance gardens to the rear.

A viewing is highly advised to appreciate the size of accommodation on offer.

Tenure: Leasehold



Entrance

Entry via front facing composite and glazed door into hallway having laminate flooring, gas central heating radiator and carpeted stairs rising to first floor.

Lounge

11'11" x 12'7" (3.64m x 3.84m)

Well presented bay fronted lounge featuring electric fireplace with marble back and hearth and boasting decorative ceiling coving, rose and picture rails. Having carpeted flooring, UPVC double glazed window and gas central heating radiator.

Dining Room

12'7" x 13'5" (3.85m x 4.09m)

Large dining space featuring rear facing UPVC double glazed window providing views over the garden. Having laminate flooring, gas central heating radiator, picture rail and ceiling rose. Step down to the kitchen.

Kitchen

8'11" x 11'7" (2.72m x 3.55m)

Modern and well presented kitchen fitted with a good range of wall and base units with contrasting work surfaces incorporating one and half bowl sink with mixer tap and drainer and 4 ring Neff induction hob with extractor hood above. Having double mid-height electric ovens, integrated fridge and freezer and space and plumbing for washing machine, tumble dryer and dishwasher.

Having laminate flooring, rear facing UPVC double glazed window and side facing facing UPVC and glazed door leading to the garden.

Cellar

A good sized cellar housing the utility meters and fuse board. The cellar head provides useful space for storage.

First Floor Landing

Having carpeted flooring and carpeted stairs rising to second floor.

Bathroom/Wet Room

8'7" x 10'11" (2.63m x 3.33m)

Large family bathroom/wet room in brief comprising: corner bath with mixer tap, vanity wash hand basin and wet room shower. Having chrome heated column radiator and rear facing UPVC double glazed obscured window. A large storage cupboard also houses the boiler.

Bedroom One

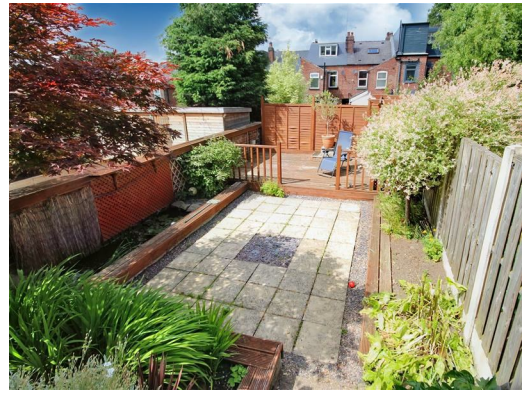
12'0" x 13'3" (3.67m x 4.05m)

Large double bedroom with carpeted flooring, gas central heating radiator, and rear facing UPVC double glazed window.

Bedroom Two

11'1" x 12'11" (3.38m x 3.95m)

Front facing double bedroom having ample space for freestanding furniture. UPVC double glazed window and gas central heating radiator.



sales • letting • property management



Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

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

Company No: 08028567

Bedroom Four

6'0" x 11'7" (1.83m x 3.55m)

Front facing bedroom with carpeted flooring and UPVC double glazed window.

Attic Bedroom Three

18'2" x 9'8" (5.54m x 2.97m)

Large attic bedroom having carpeted flooring, gas central heating radiator and front facing UPVC double glazed window.

Outside

To the front of the property lies a block paved driveway and path leading to the front of the property with steps rising to the entrance door.

There is off road parking for 1 vehicle.

To the rear of the property lies ample space for outdoor seating with steps down to the low maintenance garden consisting of a paved patio area, planters and pond. A further decked area is situated at the back of the garden.



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



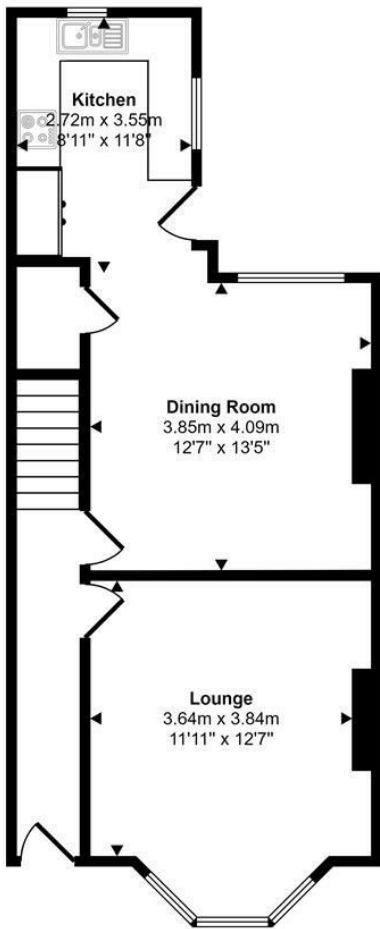
Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

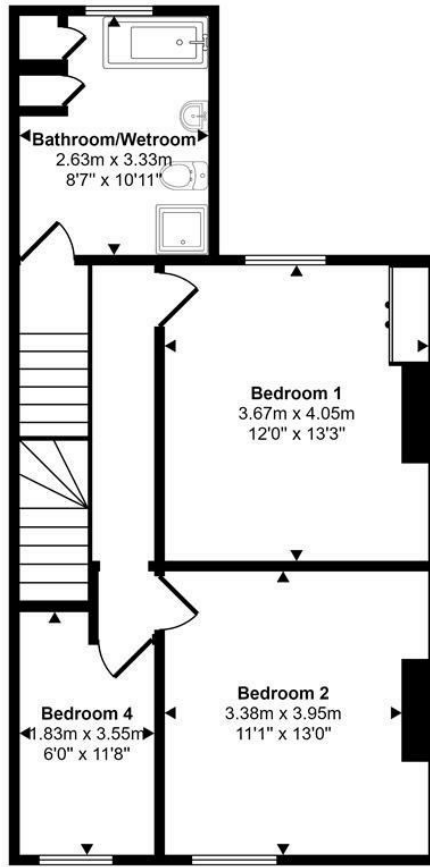
Telephone: 0114 2749730

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

Company No: 08028567



Ground Floor

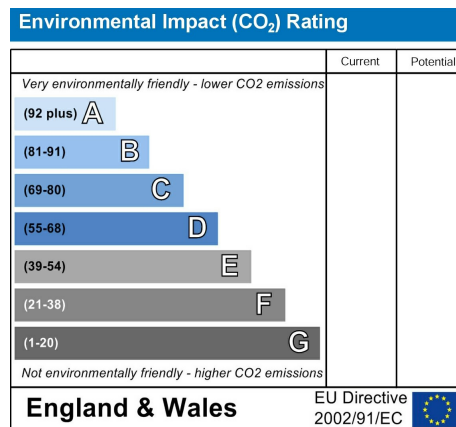
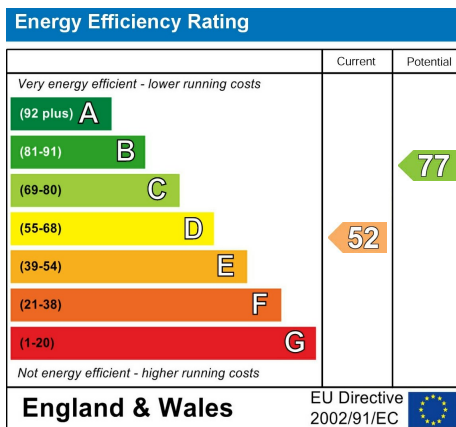


First Floor



Second Floor

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

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

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

Company No: 08028567