



## Annesley Road, Sheffield S8 7SB

Guide Price £220,000

Guide Price £220,000 - £230,000 \*\* Virtual Tour Available\*\*

SK Estate Agents are delighted to offer to the market for sale this beautifully presented, three bedroom, semi-detached property situated in the highly popular neighbourhood of Greenhill. Situated just a short distance from St James Retail Park, Graves Park, good local primary and secondary schools and a wide range of amenities. This property would be an ideal purchase for first time buyers or those looking to downsize and in brief comprises: entrance hallway, lounge, kitchen/diner, bathroom, three bedrooms, delightful garden to the rear and ample space for off road parking. A viewing is highly advised to avoid disappointment.

Tenure: Freehold



## Entrance

Entrance via side facing composite door into entrance hall. Having laminate flooring, central heating radiator, door leading to lounge and carpeted stairs rising to first floor.

## Lounge

13'8" x 13'8" (4.18m x 4.17m)

A good sized and beautifully presented lounge benefitting from feature fireplace with marble back and hearth with wooden surround and having front facing UPVC double glazed window, laminate flooring, gas central heating radiator, and useful under stairs storage cupboard.

## Kitchen/Diner

12'0" x 9'3" (3.67m x 2.82m)

Having a range of grey wall and base units with contrasting marble effect square edged laminate worktops incorporating black sink with drainer and swan neck mixer tap, and four ring electric hob. Also having electric oven and space for dishwasher, washing machine and freestanding fridge/freezer. Having subway tile splashbacks, laminate flooring, useful storage cupboard housing the boiler, and rear facing UPVC double glazed glass window, central heating radiator, and side facing composite door.

## Bathroom

4'3" x 9'1" (1.32m x 2.77m)

Downstairs bathroom having modern white suite comprising; vanity sink unit with drawers, bath with chrome mixer tap, glass shower screen, electric shower over and low flush WC. Also benefitting from tiled flooring and tiled splashback, anthracite heated towel rail and rear facing UPVC double glazed obscure glass window.

## First Floor Landing

With carpeted flooring, side facing UPVC double glazed window, doors leading to bedrooms and loft hatch providing access to attic.

## Bedroom One

13'9" x 10'7" (4.20m x 3.23m)

Large principle bedroom with front facing UPVC double glazed window providing ample natural light. Also benefitting from central heating radiator, laminate flooring and large over stairs storage cupboard.

## Bedroom Two

7'2" x 12'8" (2.19m x 3.88m)

A good sized double bedroom having rear facing UPVC double glazed window, ample fitted wardrobes, central heating radiator and carpeted flooring.

## Bedroom Three

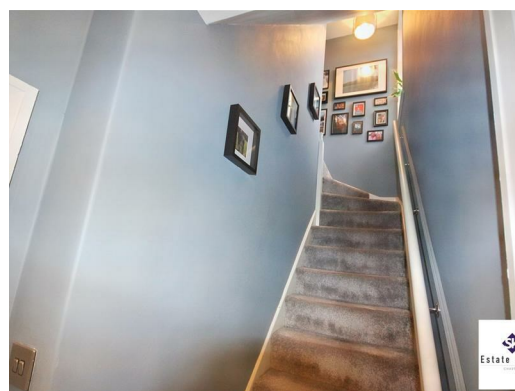
7'11" x 9'3" (2.42m x 2.84m)

A good sized third bedroom with rear facing UPVC double glazed window, central heating radiator and carpeted flooring.

## Outside

To the front of the property lies a large block paved driveway providing off-street parking for a number of vehicles.

Access to the side of the property with a gate leading to the rear garden.



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The rear of the property benefits from a paved patio area providing space for outdoor seating and entertaining and has gravel borders and large area laid to lawn. There is also a useful storage shed at the bottom 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



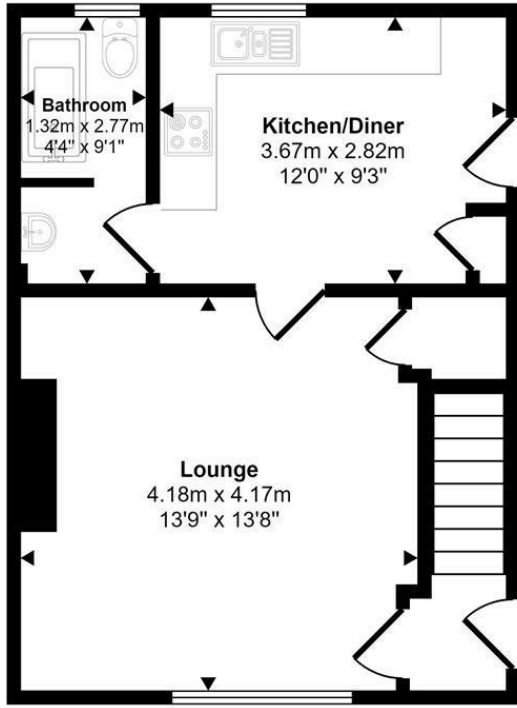
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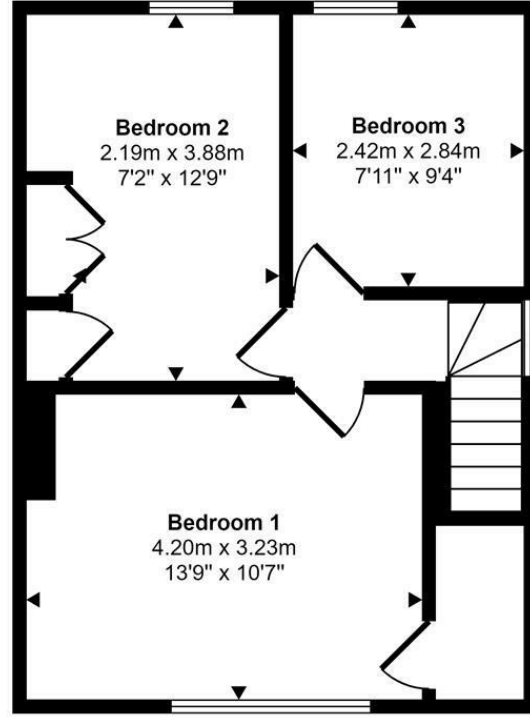
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Approx Gross Internal Area  
75 sq m / 806 sq ft



Ground Floor  
Approx 37 sq m / 394 sq ft



First Floor  
Approx 38 sq m / 412 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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