



Mitchell Road, Sheffield S8 0GR

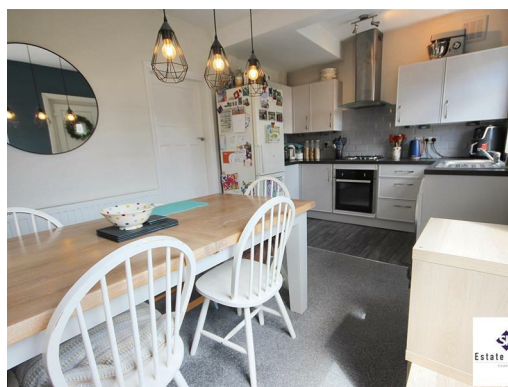
Guide Price £250,000

** Guide Price: £250,000 - £275,000 **

Virtual Tour Available

Offered to the market for sale is this beautifully presented three bedroom, semi-detached property situated in the highly popular area of Woodseats just a short distance from a host of local shops on Abbey Lane and Chesterfield Road. This well-presented family home is located in close proximity to highly reputable primary and secondary schools and is just a short walk from the beautiful grounds of Graves Park. Ideally suited to first-time buyers, families or those looking to downsize, the accommodation briefly comprises: lounge, dining kitchen, three bedrooms, bathroom, and a pleasant garden to the rear. A viewing is highly advised to appreciate the high standard of accommodation on offer.

Tenure: Freehold



Entrance Vestibule

Entry through the front facing composite door into the well-presented entrance vestibule, having gas central heating radiator, carpeted flooring, carpeted staircase, and access to the lounge.

Lounge

12'5" x 14'9" (3.79m x 4.52m)

A well proportioned lounge made bright and airy through new front facing UPVC double glazed bay window. Featuring carpeted flooring, two gas central heating radiators, and attractive open fireplace with solid oak mantle and granite hearth.

Dining Kitchen

14'6" x 9'9" (4.44m x 2.98m)

A delightful open-plan dining and kitchen space offering a good range of grey soft-close wall and base units with contrasting worktops incorporating four ring gas hob, and stainless steel sink with drainer and chrome mixer tap. Benefiting from fan assisted oven, stainless steel extractor hood, partially cushioned flooring, brick-tile splashback, integrated washing machine, and a rear facing UPVC double glazed window providing views across the garden.

The dining area boasts a UPVC double glazed rear window, gas central heating radiator, partially carpeted flooring, exposed fireplace, and a composite door opening out on to the rear patio.

Landing

A good sized carpeted landing benefiting from a side facing UPVC double glazed window. Access to all first floor rooms and boarded loft space via hatch.

Bedroom One

9'6" x 11'9" (2.90m x 3.60m)

A well proportioned double bedroom boasting carpeted flooring, gas central heating radiator, and front facing UPVC double glazed window.

Bedroom Two

9'5" x 9'7" (2.88m x 2.93m)

A well-presented double bedroom made bright through rear facing UPVC double glazed window offering views across to the woodland surrounding Graves Park. Having carpeted flooring, gas central heating radiator, and cupboard housing the Worcester combination boiler.

Bedroom Three

5'10" x 8'9" (1.80m x 2.69m)

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

Bathroom

5'7" x 6'1" (1.71m x 1.86m)

A contemporary fitted bathroom featuring a white suite comprising: low flush WC, pedestal wash basin, and laminate panelled bath with thermostatic shower over. Benefiting from cushioned flooring, stone-effect tiled splashbacks, chrome heated towel rail, rear facing obscured UPVC double glazed window, and spotlighting to the ceiling.

Outside



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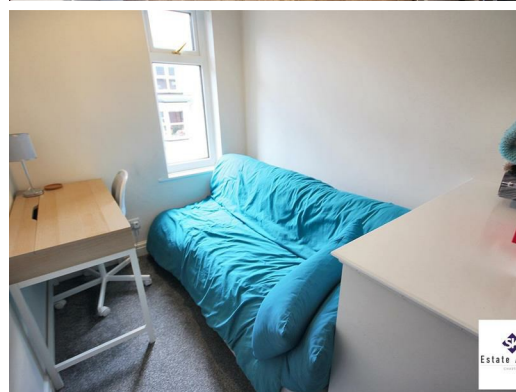
Telephone: 0114 2749730

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

Company No: 08028567

To the front of the property is a low maintenance paved courtyard and a side path leading to the rear garden.

At the rear of the property is a beautifully maintained garden partially laid to lawn. Benefiting from mature shrubs, fenced and brick wall borders, colourful foliage, and a large timber secure shed. There is a patio 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



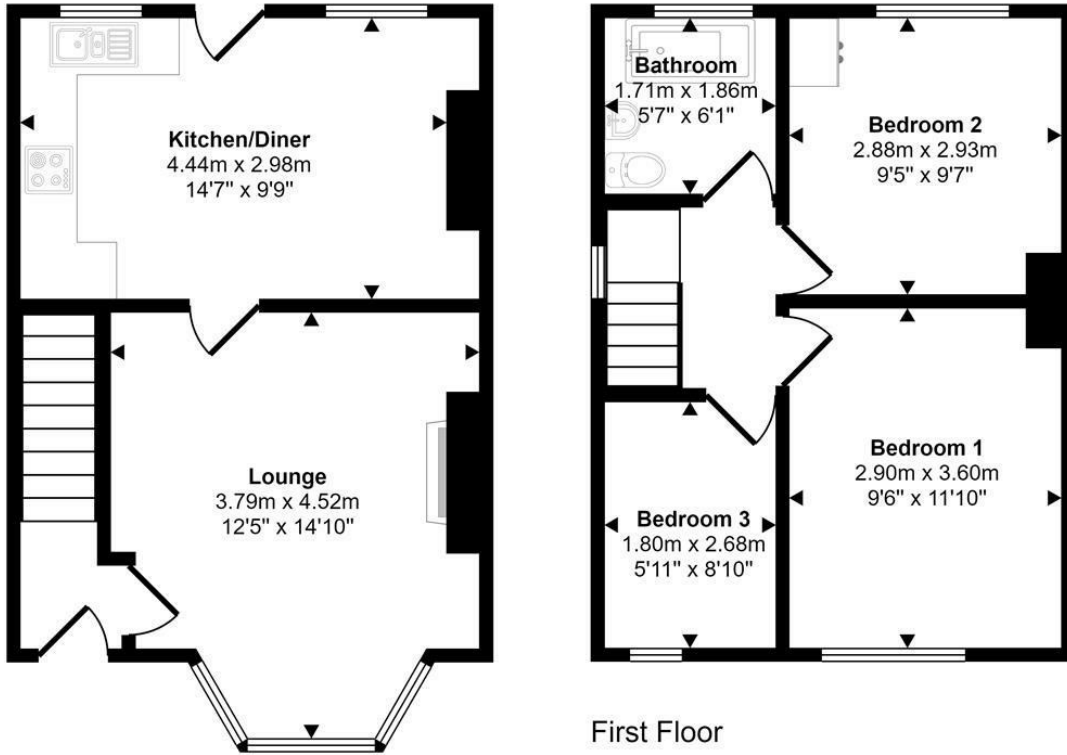
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Approx Gross Internal Area
67 sq m / 716 sq ft



First Floor
Approx 32 sq m / 347 sq ft

Ground Floor
Approx 34 sq m / 369 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		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		76
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC



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