



Nether Wheel Row, Sheffield S13 7BN

Guide Price £100,000

****Guide Price £100,000 - £120,000****

SK Estate Agents are pleased to offer to the market this stone built, 2 bedroomed, end terraced property in need of modernisation. Located in the area of Normanton Spring and benefiting from close proximity to the Sheffield Parkway, the M1, and Shirebrook Nature Reserve, this wonderful property would suit first time buyers or those needing access to major commuting routes.

In brief the property comprises: Lounge, kitchen, two double bedrooms, shower room, cellar and a pleasant shared courtyard. A viewing is advised to appreciate the potential this property has to offer.

Tenure: Freehold



Lounge

13'1" x 11'7" (3.99m x 3.55m)

Entrance through front-facing UPVC double glazed door directly into large lounge having carpeted flooring, window, and stone feature fireplace with gas fire.

Kitchen

9'11" x 11'1" (3.03m x 3.39m)

Fitted with a range of wall and base units incorporating stainless steel sink with chrome taps, freestanding gas cooker, and with space and plumbing for washing machine.

Having gas fire and water heater, carpeted flooring, a rear facing double glazed timber window, and internal doors leading to first floor, cellar and shower room.

Cellar

Rear Entrance/Hallway

Entrance through a side-facing UPVC double glazed door onto carpeted flooring with a useful storage cupboard and access to shower room and kitchen.

Shower Room

5'4" x 6'6" (1.63m x 1.99m)

A good sized shower room with double shower cubicle with electric shower, glass shower screen, low flush WC and floating sink with chrome taps.

Benefitting from tiling to the splash backs, carpeted flooring, electric heater and rear facing timber obscure glass window.

Bedroom One

13'0" x 12'1" (3.98m x 3.69m)

A bright and airy principal bedroom with carpeted flooring and front-facing UPVC double glazed window. Ample space for freestanding furniture.

Bedroom Two

9'9" x 10'1" (2.98m x 3.08m)

Second double bedroom with carpeted flooring and rear-facing UPVC double glazed window.

Outside

To the front a gated path leads through a pleasant front garden to the front entrance doorway.

To the rear of the property lies a low maintenance shared courtyard.



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

Company No: 08028567



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



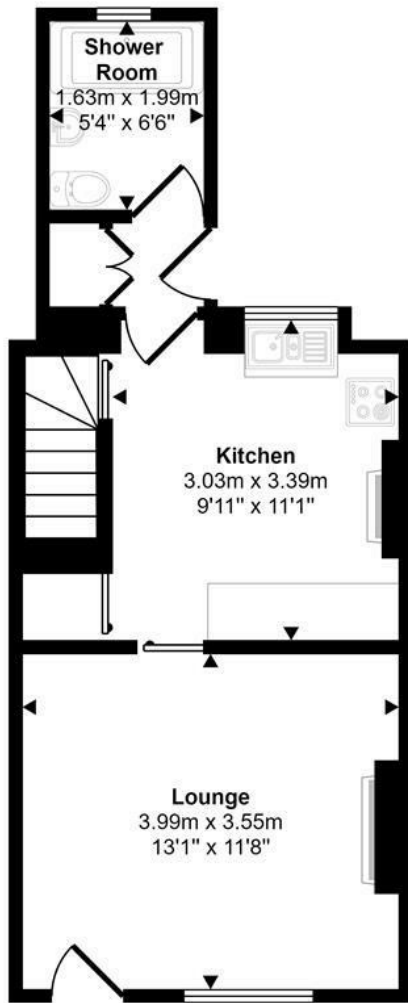
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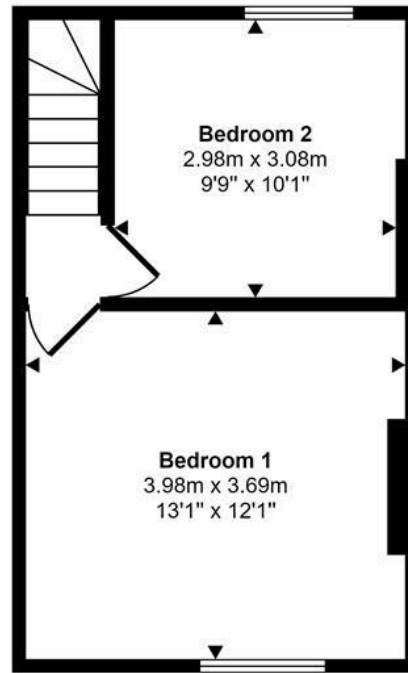
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Approx Gross Internal Area
61 sq m / 652 sq ft



Ground Floor
Approx 33 sq m / 357 sq ft



First Floor
Approx 27 sq m / 295 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 | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | |
| (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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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