



## Gresley Road, Sheffield S8 7HR

**£775 Per Calendar Month**

**\*\* 12 month minimum tenancy \*\***  
Available immediately

SK Estate Agents are delighted to offer to the market this beautifully presented, three bedroom, mid-terraced property situated in the highly popular neighbourhood of Lowedges, located just a short distance from a host of local shops, excellent transport links to Sheffield City Centre and Chesterfield and local schools. The accommodation briefly comprises: entrance hallway, kitchen, downstairs WC, lounge/diner, three good sized bedrooms, bathroom, off-street parking space to the rear and well presented gardens to the front and rear. A viewing is advised to appreciate the high standard of property on offer. No pets, no sharers and no students.





## Entrance Vestibule

Entry is made via the front facing composite door into the warm and welcoming entrance vestibule, featuring laminate flooring.

## Kitchen

A modern and contemporary kitchen featuring a range of grey, high gloss fitted wall and base units with complimentary worktops over incorporating four ring electric hob, stainless steel sink and drainer with chrome swan-neck mixer tap over. Further benefiting from a fan assisted oven, washing machine, freestanding fridge/freezer, stainless steel extractor hood, front facing UPVC double glazed window, tiled splash-backs, gas central heating radiator LED spotlights, useful storage cupboard and a rear facing composite door opening out on to the rear.

## Downstairs WC

A useful downstairs WC featuring a pedestal wash basin with chrome swan-neck mixer tap, low flushing WC, laminate flooring, tiled splash-backs and a rear facing UPVC double glazed obscured window.

## Lounge/Diner

This well presented and spacious reception room benefits from carpeted flooring, a feature gas fire, gas central heating radiator, front facing UPVC double glazed window and UPVC double glazed French doors opening out on to the rear garden. Carpeted stairs rise to the first floor.

## Landing

A carpeted landing providing access to all first floor rooms, having a gas central heating radiator.

## Bedroom One

A well proportioned double bedroom boasting carpeted flooring, a rear facing UPVC double glazed window, gas central heating radiator and a fitted storage cupboard.

## Bedroom Two

A further good sized double bedroom having carpeted flooring, gas central heating radiator and a rear facing UPVC double glazed window.

## Bedroom Three

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

## Bathroom

A modern bathroom having three piece suite comprising low flush WC, bath with thermostatic rain shower over and glass shower screen and a pedestal wash basin. Also featuring cushioned flooring, a front facing UPVC double glazed obscured window, chrome heated towel rail and LED spotlights.

## Outside

At the front of the property is a delightful garden laid to lawn, having fenced borders and a paved pathway leading to the front entrance door.

To the rear of the property is a good sized garden, featuring a decking area for outdoor seating, planters, hedged and fenced borders and a driveway providing an off-street parking space.



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Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Telephone: 0114 2749730

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

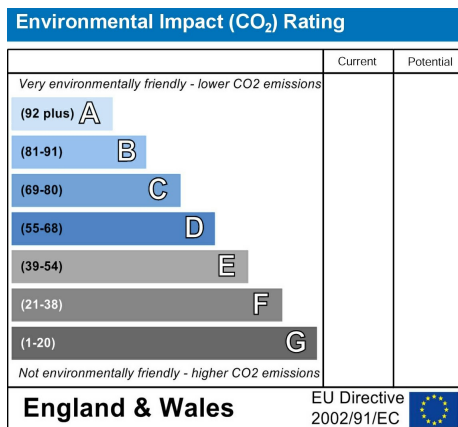
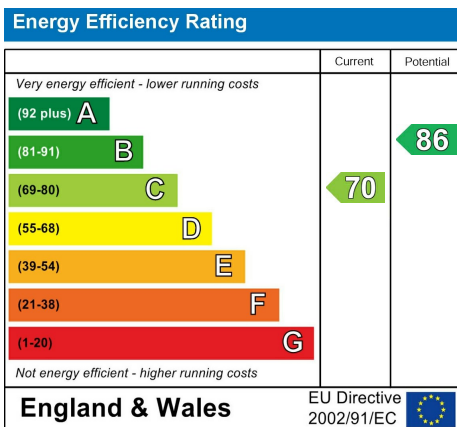


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