



Glebelands Road, Sheffield S36 1BG

Guide Price £140,000

GUIDE PRICE £140,000 - £150,000

** Virtual Walk Through **

SK Estate Agents are pleased to offer to the market FOR SALE with NO ONWARD CHAIN, this well presented, 3 bedroomed, semi-detached family home located in the popular residential area of Stocksbridge. In close proximity to good schools, Wharndcliffe Woods, Langsett reservoir, and an array of amenities, this larger than average property would suit first time buyers and families alike. In brief the property comprises: entrance hallway, kitchen/diner, lounge, downstairs WC, three good sized bedrooms, one with en-suite and a family bathroom. Enjoying a driveway for off-road parking and a low maintenance enclosed garden to the rear. A viewing is advised to appreciate the standard of accommodation on offer.

Tenure: Freehold



Entrance

Entrance through side facing composite door into entrance hallway having laminate flooring, gas central heating radiator, useful under-stairs storage cupboard and carpeted stairs rising to first floor.

Kitchen/Diner

9'10" x 17'2" (3.02m x 5.24m)

Spacious dining kitchen fitted with a good range of wall and base units with contrasting worktops incorporating: stainless steel one and half bowl sink, freestanding range oven with 5 ring hob and extractor hood above, space and plumbing for washing machine, space for fridge/freezer, breakfast bar and space for dining table. Also having rear facing UPVC double glazed window overlooking the garden, side facing UPVC double glazed window and side facing door.

Understairs Cupboard

Useful storage cupboard.

Lounge

13'11" x 25'5" (4.25m x 7.76m)

A well presented and neutrally decorated dual aspect lounge benefitting from laminate flooring, gas central heating radiator and front and rear facing UPVC double glazed windows providing ample natural light.

Downstairs WC

Having low flush WC, side facing obscured glass window, gas central heating radiator, tiled flooring and storage cupboard housing the combination boiler.

Landing

Having carpeted flooring and a loft hatch.

Bathroom

5'8" x 7'11" (1.75m x 2.42m)

Modern bathroom fitted with white suite comprising: panelled bath with chrome mixer tap, pedestal wash hand basin and low flush WC. With rear facing obscured glass window, chrome heated towel rail, tiled splashbacks and flooring.

Bedroom One

9'8" x 11'10" (2.97m x 3.61m)

Well proportioned dual aspect principal bedroom having front and side facing UPVC double glazed windows. Also having carpeted flooring, gas central heating radiator and en-suite shower room.

En-suite

6'7" x 7'10" (2.01m x 2.39m)

Having double shower with chrome thermostatic mixer shower over, pedestal wash hand basin with chrome mixer tap and low flush WC. Also having rear-facing UPVC obscured glass double glazed window, gas central heating radiator and tiled splashbacks and flooring.



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Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

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

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Bedroom Two

8'11" x 13'3" (2.74m x 4.04m)

A further double bedroom boasting built-in storage cupboard and wardrobe providing ample hanging space. Also having gas central heating radiator, carpeted flooring and rear facing UPVC double glazed window with views overlooking the rear garden, allotments and Stocksbridge Football Ground.

Bedroom Three

10'11" x 11'11" (3.33m x 3.65m)

A third double bedroom with front facing UPVC double glazed window, useful over stairs storage cupboard, gas central heating radiator and carpeted flooring.

Outside

To the front of the property lies a driveway providing off road parking for two vehicles.

There is a gated side entrance leading to the rear garden.

To the rear of the property lies an enclosed low maintenance garden, mainly laid to lawn with flagstone patio seating area and storage shed.



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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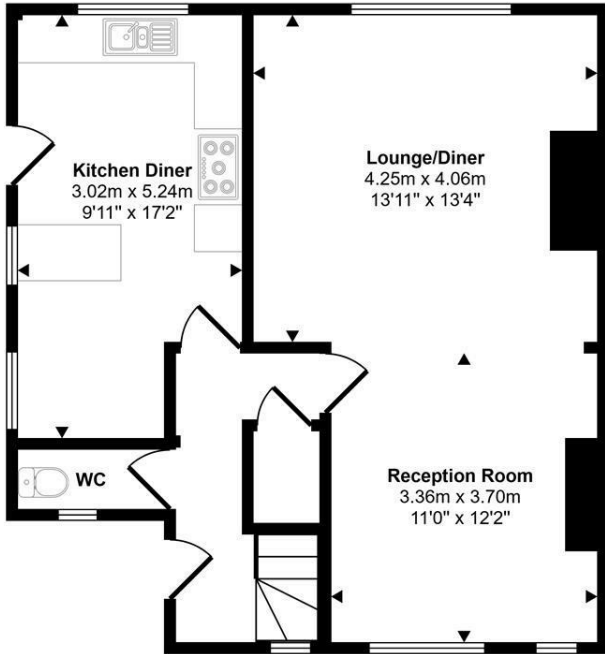
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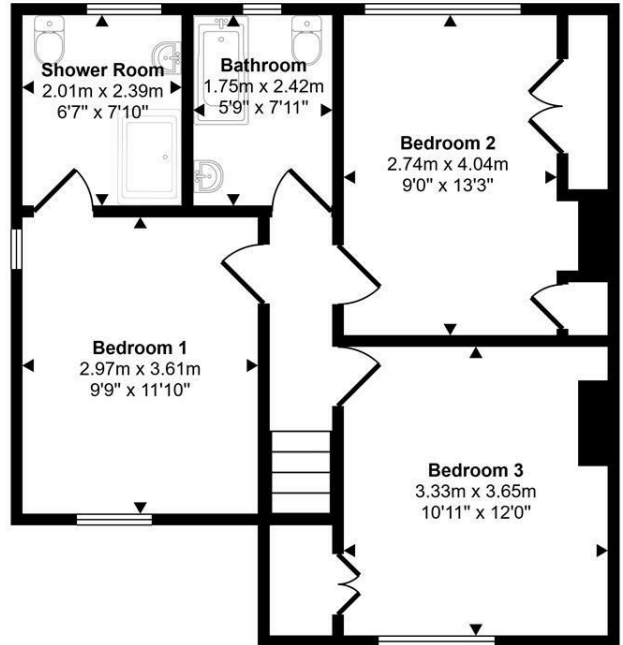
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Approx Gross Internal Area
107 sq m / 1155 sq ft



Ground Floor
Approx 55 sq m / 587 sq ft



First Floor
Approx 53 sq m / 568 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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