



## Pearson Place, Sheffield S8 9DD

**Guide Price £220,000**

**\*\*GUIDE PRICE £220,000 TO £240,000\*\***

Virtual Walk Through Available

SK Estate Agents are delighted to offer to the market for sale, this beautifully presented, three bedroom, end terrace property situated in the highly popular and desirable neighbourhood of Meersbrook, located just a short distance from Meersbrook Park, excellent local shops and good transport links. Ideally suited to first time buyers, the accommodation briefly comprises: lounge, dining room, kitchen, three good sized bedrooms, family bathroom and a pleasant courtyard style garden.

A viewing is highly advised to appreciate the size and standard of accommodation on offer.

Tenure: Freehold



## Lounge

14'11" x 11'4" (4.55 x 3.46)

Entry via front facing composite door into light and airy lounge boasting wood burner, exposed wooden floorboards, front facing UPVC double glazed window, and gas central heating radiator.

## Dining Room

12'5" x 12'0" (3.79 x 3.68)

A good sized dining space benefitting from exposed wooden floorboards, gas central heating radiator, feature fireplace, and rear UPVC double glazed window. Door leading to the cellar, which provides a useful storage space.

## Kitchen

6'5" x 8'9" (1.97 x 2.69)

Fitted with a range of wall and base units having contrasting roll edged worktops incorporating a stainless steel sink with a Quadrina swan neck mixer tap. Benefiting from a four-ring gas hob with an electric oven beneath, and space and plumbing for a washing machine and under-counter fridge and freezer. Having combi boiler, tiled splashbacks, and tiled flooring. Also having rear facing UPVC double glazed window and side facing obscure glass composite door leading to the rear garden.

## Hallway

Exposed wooden floorboards and carpeted stairs leading to the first floor.

## First Floor Landing

Carpeted flooring with stairs leading to the attic.

## Bedroom One

15'1" x 11'8" (4.61 x 3.56)

Spacious double bedroom with front facing UPVC double glazed window, exposed floorboards, gas central heating radiator, and useful over stairs storage cupboard.

## Bedroom Two

8'6" x 9'6" (2.61 x 2.90)

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

## Bathroom

6'2" x 8'2" (1.90 x 2.49)

Accessed via stairs, featuring a modern white suite comprising: low flush WC, pedestal wash hand basin and bath with electric shower over and chrome taps. Having rear facing obscure glass double glazed window, laminate flooring, chrome heated towel rail, and useful storage cupboard.

## Attic Bedroom

13'11" x 12'6" (4.25 x 3.83)

Having rear facing Velux window, carpeted flooring, and gas central heating radiator.

## Outside

To the rear of the property lies a low maintenance courtyard garden with a paved patio area for outdoor entertaining, with trellis fencing. Some mature planting creates a sense of privacy.

Secure storage shed located at the rear.



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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



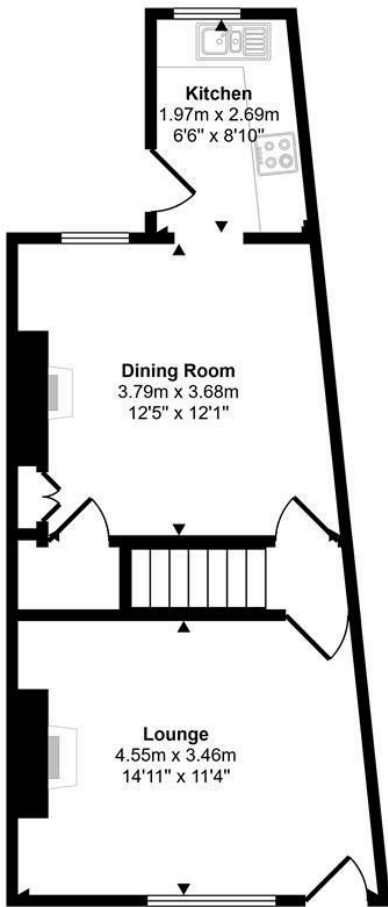
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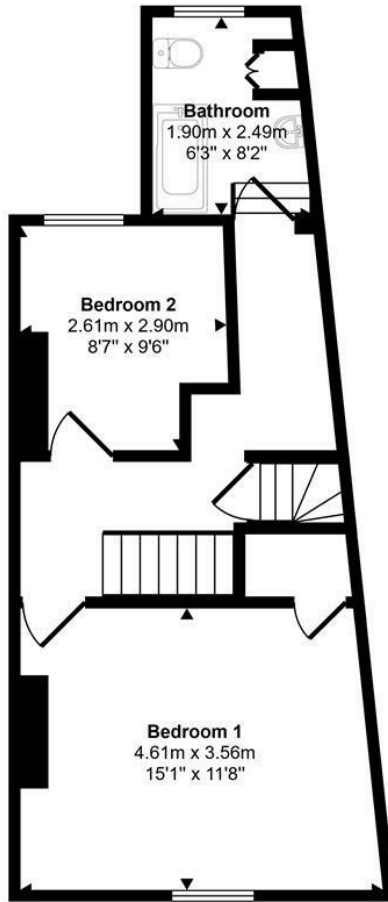
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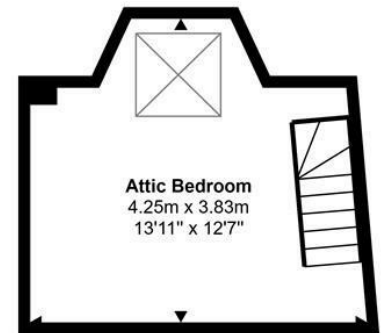
Approx Gross Internal Area  
92 sq m / 989 sq ft



Ground Floor  
Approx 39 sq m / 422 sq ft



First Floor  
Approx 39 sq m / 419 sq ft



Second Floor  
Approx 14 sq m / 147 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	

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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