



Cross Park Road, Sheffield S8 9FS

£200,000

Guide Price £200,000 - £220,000

****Virtual Walk Through****

SK Estate Agents are pleased to offer to the market for sale, this well presented and well-proportioned, two bedroomed end-terraced property. Situated in the desirable neighbourhood of Meersbrook and with views of Meersbrook Park, close to a host of local shops and amenities, this property would be ideally suited to first time buyers. In brief, the accommodation comprises: lounge, kitchen/diner, two bedrooms and bathroom. The property also offers a low maintenance garden to the rear. A viewing is highly advised to appreciate the accommodation on offer.

Tenure: Leasehold



Entrance Hall

Entrance via side facing composite door into a welcoming entrance hall, featuring laminate flooring and carpeted stairs rising to the first floor.

Kitchen

11'10" x 11'7" (3.63 x 3.54)

A bright, dual aspect kitchen with rear and side facing UPVC double glazed windows. The space is fitted with square edged wooden worktops, complemented by contrasting beige wall and base units. A stainless steel sink with a chrome mixer tap sits beneath the window, while a modern electric hob, oven, and extractor are neatly integrated. There is space and plumbing for a washing machine, tiled splashbacks, a built-in pantry cupboard, a gas central heating radiator, and a rear composite door leading to the garden.

Lounge

11'6" x 11'8" (3.53 x 3.56)

A spacious and airy lounge with dual aspect UPVC double glazed windows to the front and side, allowing plenty of natural light. The room features laminate flooring, built-in shelving within the recess, and gas central heating radiator.

Landing

Providing access to all first-floor rooms, with a loft hatch offering additional storage.

Bedroom One

11'8" x 11'7" (3.56 x 3.55)

A generous double bedroom with both front and side facing UPVC double glazed windows, carpeted flooring, gas central heating radiator, and a useful under stairs storage cupboard housing Valliant combi boiler.

Bedroom Two

7'4" x 8'8" (2.26 x 2.66)

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

Bathroom

4'0" x 11'4" (1.24 x 3.47)

A well proportioned bathroom fitted with a modern white suite, including a low-flush WC, pedestal wash basin with chrome mixer tap, and a bath with chrome taps and an electric shower overhead. The space benefits from part-tiled walls, cushion flooring, gas central heating radiator, and a side facing obscured glass UPVC double glazed window.

Outside

A well-maintained outdoor space featuring an Indian stone paved patio, a tiered garden, and a brick-built storage shed.



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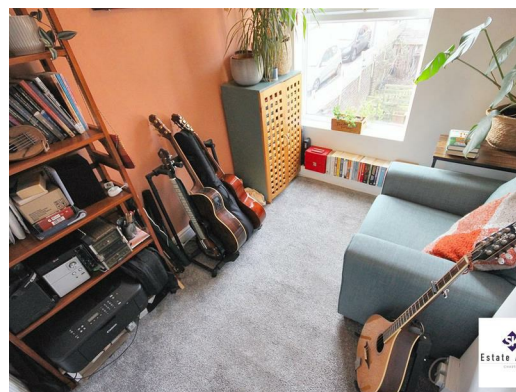
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Telephone: 0114 2749730

Company No: 08028567



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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



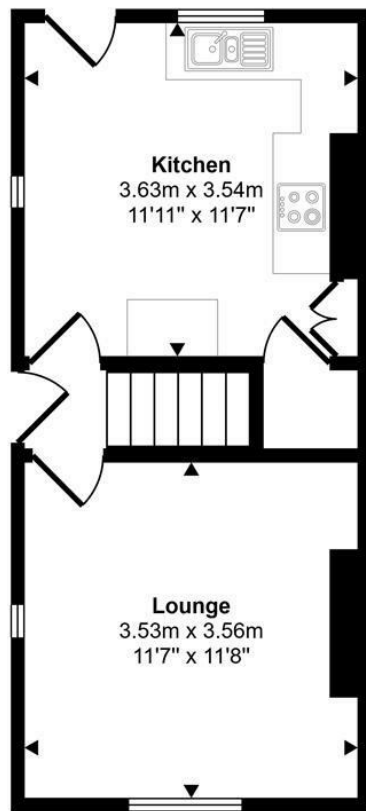
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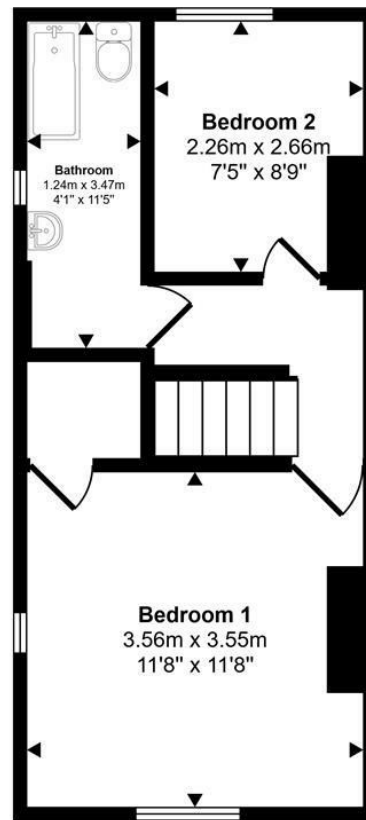
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Approx Gross Internal Area
60 sq m / 641 sq ft

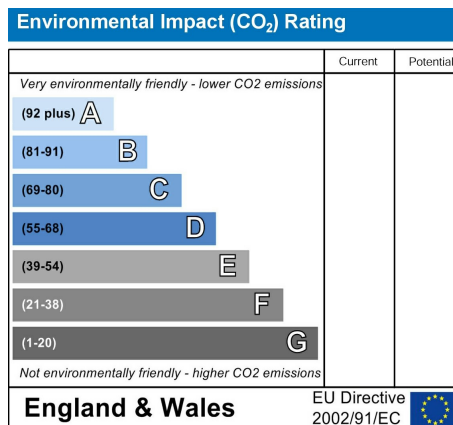
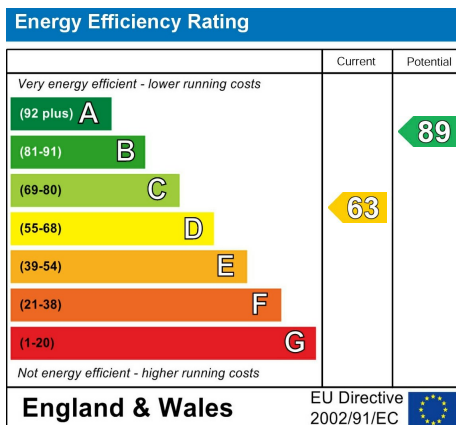


Ground Floor
Approx 29 sq m / 317 sq ft



First Floor
Approx 30 sq m / 324 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.



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