



**Alnwick Road, Sheffield S12 2GH**

**Guide Price £175,000**

**\*\*GUIDE PRICE £175,000 TO £185,000\*\***

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale with NO ONWARD CHAIN, this immaculately presented, three bedroomed, semi-detached property located in a popular and convenient area of Intake. Located close-by to local shops, amenities and transport links to the City Centre, M1 Motorway and Meadowhall, this property would ideally suit first time buyers or those looking to downsize. The accommodation briefly comprises: entrance hallway, lounge, kitchen/diner, three bedrooms, bathroom, a detached garage and private rear garden. The property further benefits from UPVC double glazing and gas central heating throughout. A viewing is highly advised.

Tenure: Leasehold





## Entrance

Entry via front-facing UPVC double-glazed door into the entrance hall, with a side-facing UPVC double-glazed window. Features laminate flooring, a central heating radiator, and carpeted stairs rising to the first floor.

## Lounge

10'6" x 15'5" (3.21m x 4.72m)

A beautifully presented lounge with a front-facing UPVC double-glazed bay window allowing ample natural light. Finished with laminate flooring, a central heating radiator, and a modern vertical contemporary radiator.

## Kitchen/Diner

15'4" x 7'0" (4.68m x 2.14m)

A stylish, modern kitchen featuring a range of blue-grey wall and base units with contrasting work surfaces. Includes a composite sink with a pull out Swan-neck mixer tap, a four-ring gas hob with an electric oven beneath and an extractor above. Integrated appliances include a fridge, freezer, dishwasher, and microwave, with space and plumbing for a washing machine. Tiled splashbacks complete the space.

Also benefitting from a rear-facing UPVC double-glazed window overlooking the garden.

## First Floor Landing

Carpeted landing with a side-facing UPVC double-glazed window and a useful over-stairs storage cupboard. Loft access hatch.

## Bedroom One

8'2" x 12'11" (2.51m x 3.95m)

A spacious and well presented principal bedroom with a front-facing UPVC double-glazed bay window, carpeted flooring, and a central heating radiator.

## Bedroom Two

7'10" x 9'7" (2.39m x 2.93m)

A good-sized double bedroom featuring carpeted flooring, a central heating radiator, and a rear-facing UPVC double-glazed window.

## Bedroom Three

6'5" x 7'8" (1.97m x 2.34m)

A well-proportioned single bedroom with a front-facing UPVC double-glazed window, carpeted flooring, and a central heating

## Bathroom

7'2" x 4'7" (2.20m x 1.41m)

Contemporary bathroom with half-tiled walls and tiled splashbacks. Comprises a bath with a thermostatic rainwater shower overhead, a modern vanity sink with chrome tap and storage drawers, a low-flush WC, tiled flooring, and a chrome heated towel radiator. Rear-facing obscure glass UPVC double-glazed window.

## Outside

To the front of the property lies a driveway providing off road parking and an area laid to lawn.

To the rear of the property lies a low maintenance private garden boasting a large raised decked seating area, some of which is covered and a good sized lawn. Also boasting some mature planting and trees.

## Garage



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Telephone: 0114 2749730

Company No: 08028567

Detached garage providing excellent storage.



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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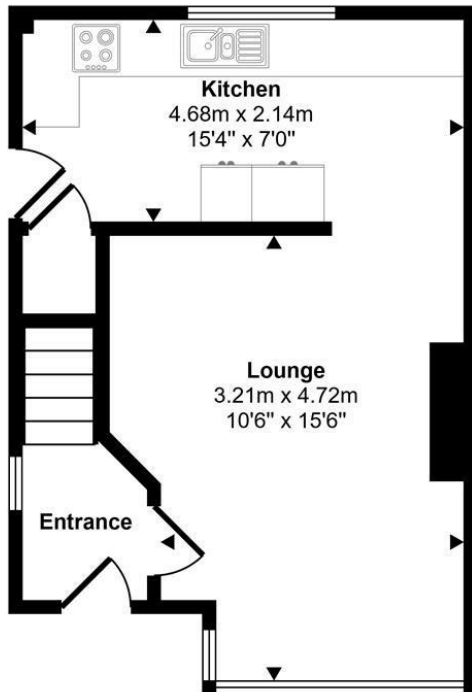


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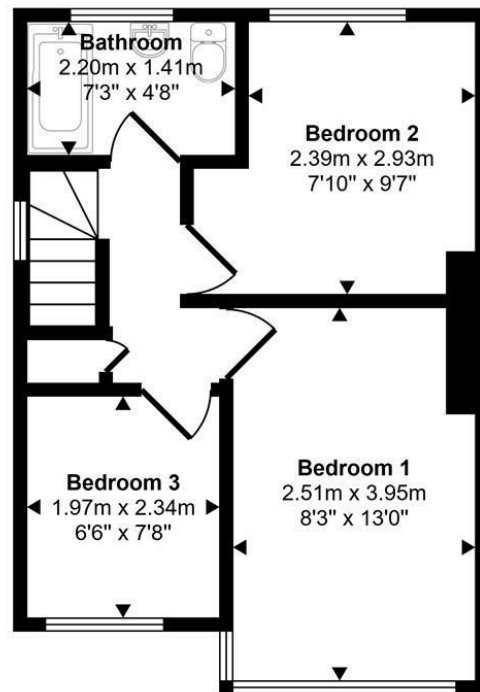
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Approx Gross Internal Area  
63 sq m / 673 sq ft

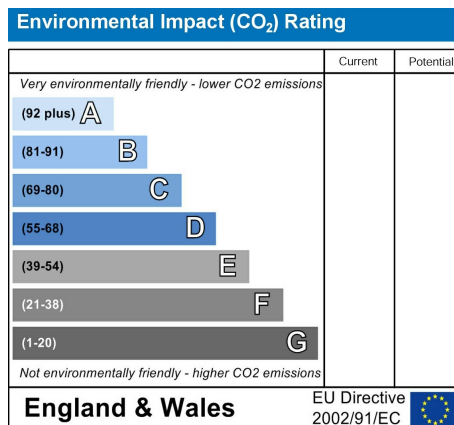
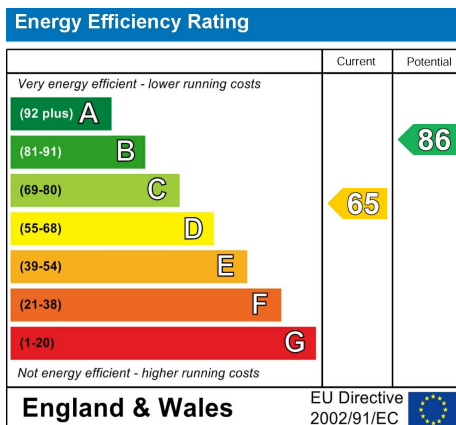


Ground Floor  
Approx 31 sq m / 335 sq ft



First Floor  
Approx 31 sq m / 338 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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