



Carter Knowle Avenue, Sheffield S11 9FT

Guide Price £350,000

****Guide Price £350,000 - £375,000****

Virtual Walk Through Tour

SK Estate Agents are delighted to offer to the market for sale with NO ONWARD CHAIN, this well presented, three bedroom, semi-detached property situated in the highly desirable neighbourhood of Carter Knowle. Located just a short distance from excellent local schools, transport links to Sheffield City Centre, the Peak District National Park, local shops, cafes and parks, this family home offers: an entrance hallway, lounge/dining room, kitchen, three bedrooms, bathroom, separate WC and an integral garage. The property also benefits from a new main roof installed October 2022, there is also a large well maintained rear garden and driveway for off-road parking. A viewing is highly recommended to appreciate the standard of accommodation on offer.

Tenure: Freehold



Entrance

Accessed via a front-facing UPVC door with an obscure glass panel, leading into the entrance hallway. Features wood-effect LVT flooring, a central heating radiator, and carpeted stairs rising to the first floor. Includes a large under-stairs storage cupboard housing the electric meter, gas meter, consumer unit and stop cock.

Lounge/Dining Room

11'2" x 20'11" (3.42m x 6.40m)

A spacious, dual-aspect lounge and dining area with a front-facing UPVC double-glazed window and rear-facing UPVC patio doors opening to the garden. Features carpeted flooring, two central heating radiators, and LED lights recessed into the chimney breast.

Kitchen

10'5" x 11'1" (3.20m x 3.40m)

A well-proportioned kitchen fitted with white wall and base units, complemented by a contrasting roll-top work surface. Includes a composite sink with a swan-neck chrome mixer tap, a four-ring gas hob with an extractor hood, and a double electric oven below. Integrated appliances include a dishwasher, fridge and plinth heater. Having rear-facing UPVC double-glazed window, spot lighting, wood-effect LVT flooring, and a timber door providing access to the garage.

Garage

12'3" x 18'9" (3.74m x 5.74m)

A large garage with an up-and-over door, a rear-facing UPVC double-glazed window, and a composite door leading to the garden. Houses a Worcester combination boiler and benefits from power and lighting.

First Floor Landing

Side-facing UPVC double-glazed window, carpeted flooring, a central heating radiator, and a loft hatch with ladder access. The loft is fully boarded, spanning the entire footprint of the property, with both power and lighting.

WC

Front-facing UPVC obscure glass window, low-flush WC, and wood-effect LVT flooring.

Bathroom

5'5" x 5'3" (1.67m x 1.62m)

Fitted with a white suite comprising: bath with chrome taps and an electric shower above, a pedestal wash basin, and a chrome heated towel rail. Features fully tiled walls, wood-effect LVT flooring, and a side-facing UPVC obscure glass window.

Bedroom One

9'4" x 9'10" (2.87m x 3.00m)

Neutrally decorated principal bedroom with rear-facing UPVC double-glazed window, central heating radiator, carpeted flooring, and built-in mirrored wardrobes.



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Bedroom Two

9'4" x 8'8" (2.86m x 2.65m)

Front-facing UPVC double-glazed window, central heating radiator, carpeted flooring, and useful built-in wardrobes. Additionally there is an airing cupboard with radiator.

Bedroom Three

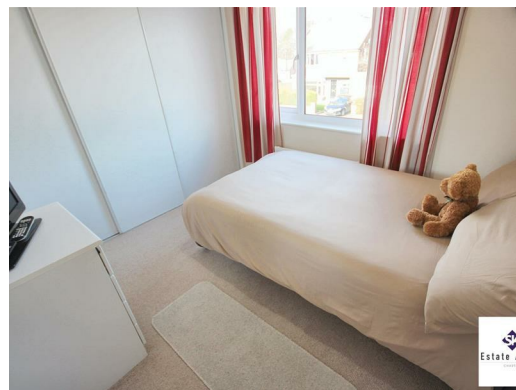
9'9" x 7'0" (2.98m x 2.14m)

Rear-facing UPVC double-glazed window, central heating radiator, and carpeted flooring.

Outside

To the front of the property lies a driveway providing off road parking. There is an area laid to lawn with planted borders.

To the rear of the property lies an immaculately presented paved patio area for outdoor seating. Steps rise to the larger than average garden area laid to lawn with hedged borders and mature planting.



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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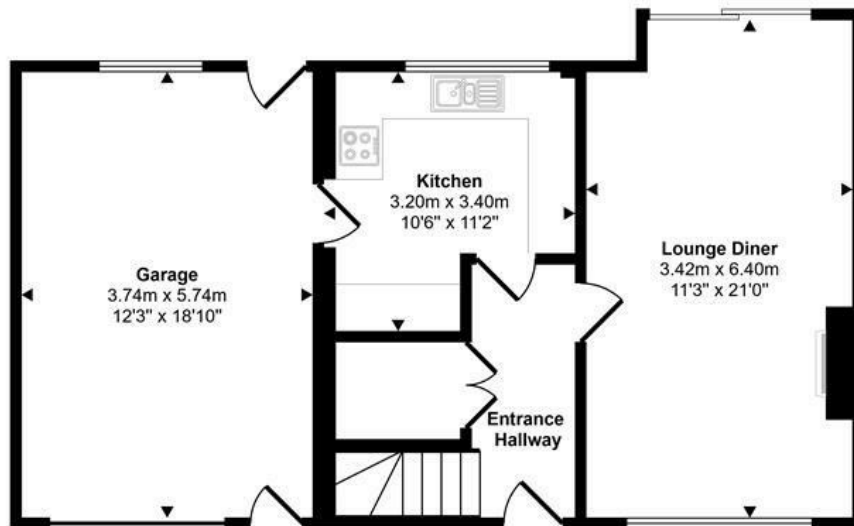
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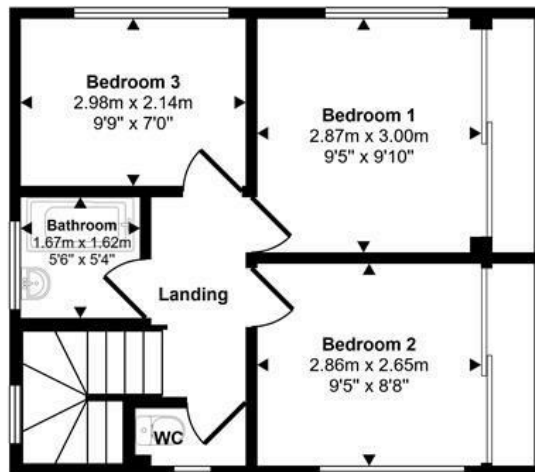
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Approx Gross Internal Area
102 sq m / 1093 sq ft



Ground Floor
Approx 63 sq m / 678 sq ft



First Floor
Approx 39 sq m / 416 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		
Not environmentally friendly - higher CO ₂ emissions		
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