



Stoneley Crescent, Sheffield S12 3JH

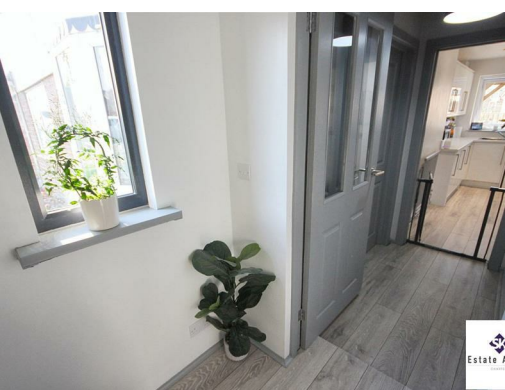
Guide Price £180,000

**** Guide price: £180,000 - £200,000 ****

Virtual Tour Available

SK Estate Agents are delighted to offer to the market this well presented, two bedroomed, semi-detached property situated in the highly regarded neighbourhood of Charnock, located just a short distance from good local shops, transport links to Sheffield City Centre and the M1 Motorway. Ideally suited to first time buyers or investors, the accommodation briefly comprises: new entrance vestibule, entrance hallway, lounge/diner, kitchen, two good sized bedrooms, modern bathroom, outdoor storage room, and well proportioned gardens to the front and rear. A viewing is highly advised to avoid disappointment.

Tenure: Freehold



Entrance

Entrance through front-facing composite door into welcoming porch having laminate flooring and side facing UPVC double glazed window. Proceed through a timber door with glass panels into entrance hallway featuring laminate flooring and carpeted stairs leading to first floor. Also benefitting from a useful storage cupboard housing fuse board and utility meters.

Lounge/Diner

9'4" x 19'3" (2.87m x 5.88m)

A beautifully presented and well proportioned lounge/dining room made light and airy via the dual aspect front facing UPVC double glazed bay window and rear facing UPVC double glazed window providing views over the garden. Boasting laminate flooring, gas central heating radiator and modern fitted storage cupboards.

Kitchen

7'9" x 10'3" (2.38m x 3.14m)

Modern kitchen fitted with a good a range of white wall and base units with complementary roll edged worktops incorporating 4 ring electric hob with extractor above, stainless steel sink with drainer and mixer tap. Benefitting from a mid-height electric oven, an under stairs pantry store, and also having space and plumbing for washing machine. Having laminate flooring, spot lighting, gas central heating radiator, rear facing UPVC double glazed window and side facing timber door leading to rear garden.

First Floor Landing

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

Bedroom One

14'5" x 8'6" (4.41m x 2.60m)

Beautifully presented principal bedroom providing ample space for freestanding furniture. Having front facing UPVC double glazed window, large over stairs storage cupboard, gas central heating radiator and carpeted flooring.

Bedroom Two

9'5" x 10'7" (2.89m x 3.23m)

Well proportioned second bedroom having rear facing UPVC double glazed window, gas central heating radiator, carpeted flooring and storage cupboard housing Valliant Combi boiler.

Bathroom

5'4" x 6'1" (1.65m x 1.86m)

Modern bathroom fitted with three piece white suite comprising: traditional Victorian bath with shower attachment and screen to one side, freestanding vanity sink with chrome mixer tap, and low flush WC. Also benefitting from a chrome heated towel rail, a mirrored vanity cabinet, tiling to the floor and splashback areas, and side facing UPVC double glazed obscure glass window.

Outside

To the front of the property lies an area laid to lawn and a path leading to the entrance porch.

To the side of the property there is a lean-to connecting to an outbuilding



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having UPVC double glazed window, cushioned flooring, power and lighting.

The south facing rear garden is made private and enclosed via fencing. There is a large decked seating area with pergola, and a good sized lawn.



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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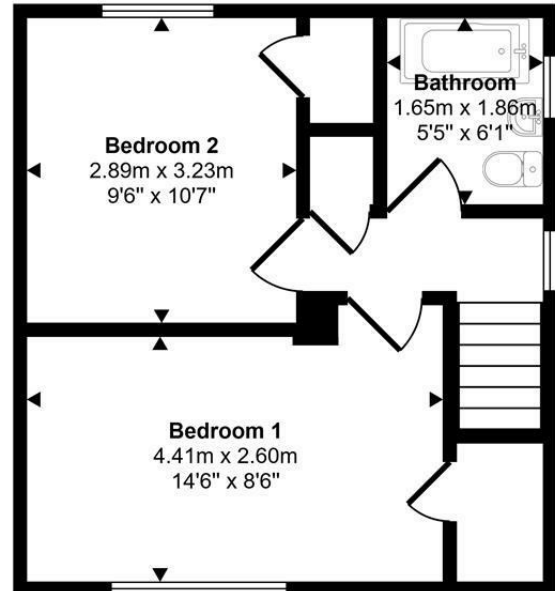
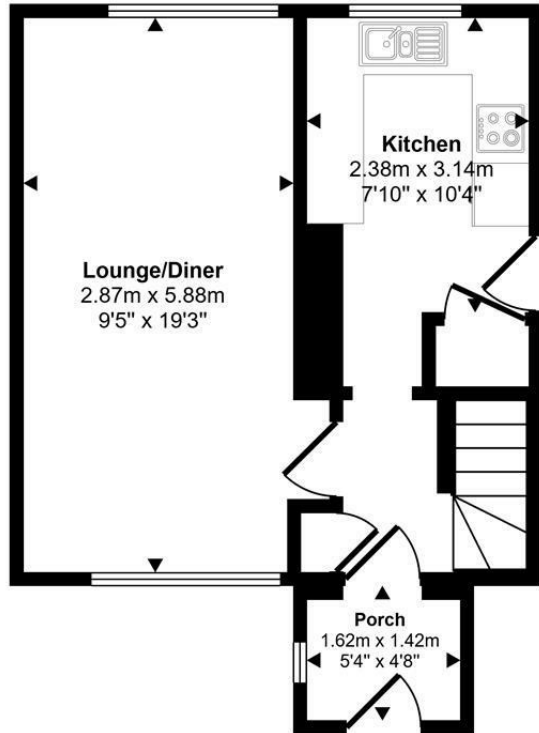
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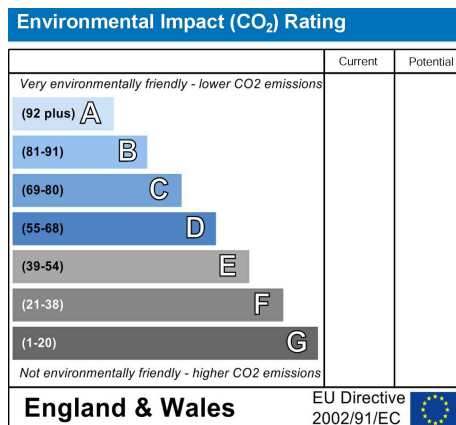
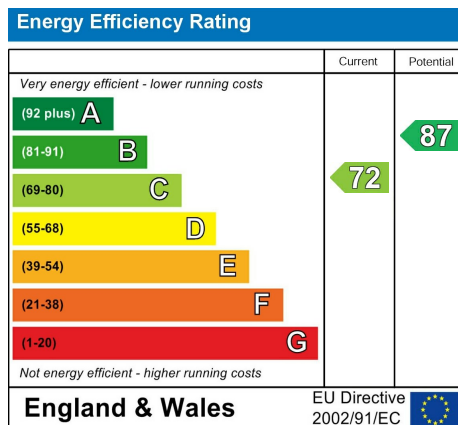
Approx Gross Internal Area
67 sq m / 719 sq ft



First Floor
Approx 33 sq m / 350 sq ft

Ground Floor
Approx 34 sq m / 369 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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