



Ashurst Close, Sheffield S6 5LJ

Guide Price £325,000

GUIDE PRICE £325,000 - £350,000

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale this extended, 3 double bedrooomed, semi-detached property situated in the highly sought after area of Stanington and within close proximity to a host of excellent amenities, Rivelin Valley and in the catchment area for sought after junior and secondary schools. This spacious and beautifully presented Freehold home offers generous living accommodation across two floors, with modern updates throughout including rewiring (excluding the kitchen), new carpets, LVT flooring, and a heat pump-ready central heating system. A viewing is highly advised to appreciate the size of accommodation on offer.

Tenure: Freehold



Entrance

Accessed via front facing UPVC double glazed door to porch, with further UPVC double glazed windows, LVT flooring, and internal timber glazed French doors leading to the entrance hall.

Entrance Hallway

Featuring LVT flooring, central heating radiator, and access to the kitchen, study, and lounge/diner.

Study/Snug/Playroom

10'1" x 13'6" (3.08m x 4.14m)

Accessed through a timber glazed door, with front and side-facing leaded UPVC double-glazed windows, carpeted flooring, and a central heating radiator.

Lounge/Diner

9'11" x 25'7" (3.03m x 7.82m)

A spacious and well presented living area with front-facing leaded UPVC double-glazed windows, LVT flooring, central heating radiators, and rear-facing tilt-and-slide UPVC patio doors leading to the garden.

Open Plan Kitchen

17'7" x 10'2" (5.37m x 3.10m)

A large and practical kitchen with a range of wall and base units, contrasting worktops, and a 1.5 bowl stainless steel sink with swan neck mixer tap. Includes freestanding cooker with double oven and gas hob with extractor, space and plumbing for a dishwasher, and a large under-stairs pantry. Having cushioned flooring, central heating radiator, French doors to the rear garden, bay window, and additional obscure-glass UPVC side door to the garden.

Ground Floor WC

Generous in size with a white two-piece suite comprising: pedestal wash hand basin with chrome mixer tap and low flush WC. Finished with fully tiled walls, chrome heated towel rail, and cushioned flooring.

Utility Room

4'7" x 4'10" (1.42m x 1.49m)

A useful space with tiled splashbacks, newly installed Ideal combi-boiler, central heating radiator, and space and plumbing for both a washing machine and dishwasher. Cushioned flooring throughout.

Landing

Spacious landing area with carpeted flooring, side-facing leaded UPVC double-glazed window, storage over the stairs, and an additional front-facing leaded bay window.

Bedroom One

10'8" x 13'1" (3.27m x 3.99m)

Beautifully presented principal bedroom with front-facing UPVC double glazed leaded bay window, carpeted flooring, and central heating radiator. There is ample space for freestanding furniture.

Bedroom Two

11'0" x 12'2" (3.37m x 3.73m)

A light and airy second double bedroom with UPVC double glazed bay window, carpeted flooring, and central heating radiator.



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Bedroom Three

9'10" x 12'4" (3.01m x 3.78m)

Further double bedroom with front-facing leaded UPVC double-glazed window, carpeted flooring, and central heating radiator.

Bathroom

6'6" x 8'1" (1.99m x 2.47m)

Large family bathroom with a white suite including: low flush WC, bath with swan neck mixer tap, and floating wash basin with chrome mixer tap. Also includes a separate thermostatic shower with bi-folding door, fully tiled walls, cushioned flooring, mirrored splashbacks, vanity cabinet, rear-facing obscure glass UPVC double glazed window, and white heated towel rail.

Outside

To the front of the property lies a low-maintenance frontage with mature shrubs and a paved driveway providing off-road parking. Gated side access to the rear garden.

There is a good-sized, private rear garden with a paved patio area, large lawn, and steps leading to a newly built outdoor shed.



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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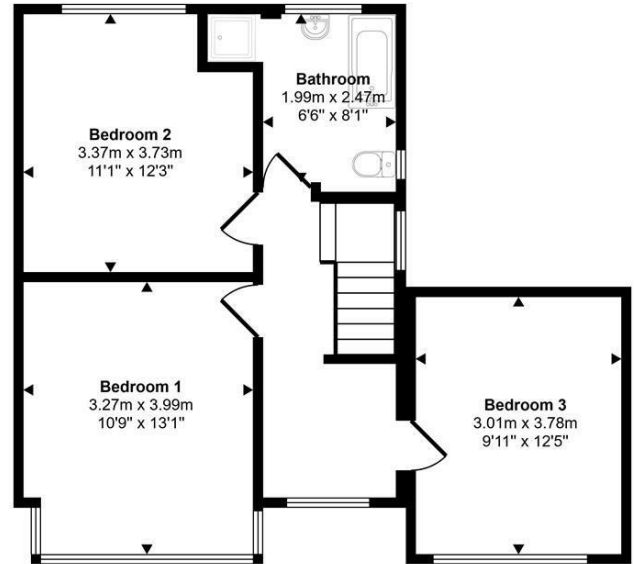
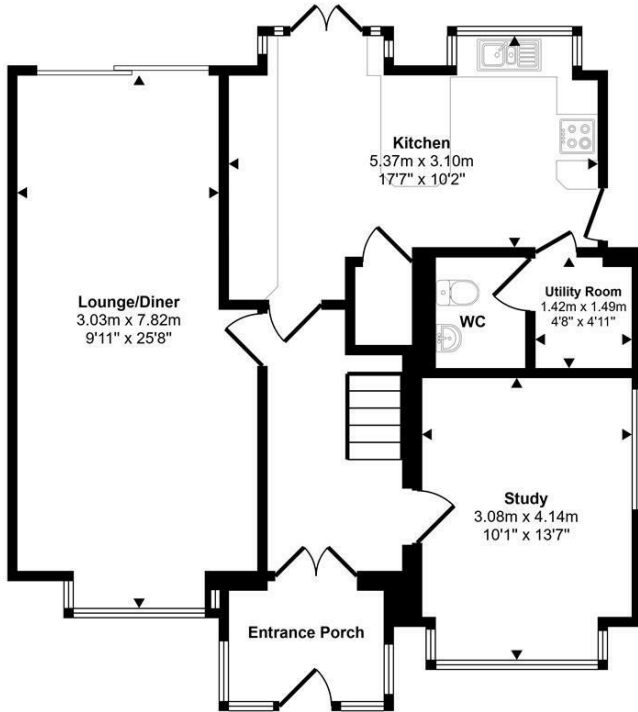
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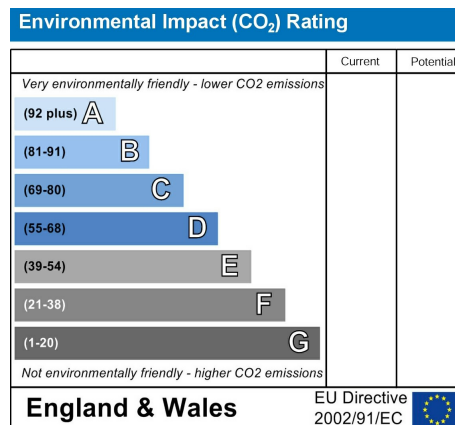
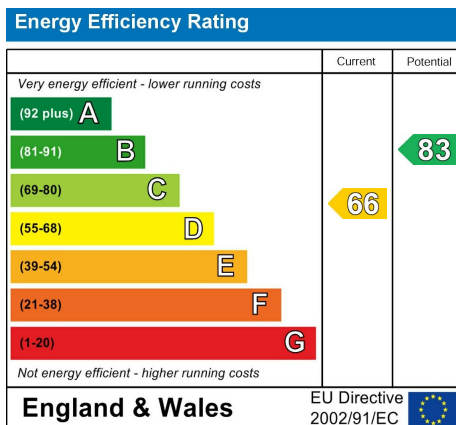
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Approx Gross Internal Area
129 sq m / 1392 sq ft



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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