



Cawthorne Close, Sheffield S8 0NA

Guide Price £200,000

**** GUIDE PRICE £200,000 TO £220,000 ****

Virtual Tour Available.

SK Estate Agents are pleased to offer to the market this well presented, three bedroom, end terraced property situated on this larger than average plot, in the highly popular neighbourhood of Woodseats. Located just a short distance from Barbers Field, good local shops, Archer Road Retail Park and good transport links to Sheffield City Centre the property would ideally suit first time buyers. In brief the accommodation comprises: entrance porch, kitchen/diner, utility room, lounge, entrance hallway, three good sized bedrooms, shower room, delightful gardens to the rear and a driveway for off-street parking.

Tenure: Freehold



Entrance

Entry made via the front facing UPVC double glazed entrance door into hallway having carpeted flooring, coat hooks, gas central heating radiator and carpeted stairs rising to the first floor.

Lounge

12'2" x 14'1" (3.71m x 4.31m)

Well presented lounge made bright by virtue of the rear facing UPVC double glazed bay window. With feature gas fire, carpeted flooring, and gas central heating radiator.

Dining Kitchen

10'1" x 9'8" (3.08m x 2.97m)

A well presented kitchen/diner boasting a good range of wall and base units with contrasting work surfaces incorporating 1 and half bowl sink with mixer tap and drainer. Featuring freestanding gas cooker with 4 ring gas hob and extractor hood, large pantry store cupboard providing ample storage, side facing aluminium double glazed window, newly laid vinyl flooring and access to utility room and rear porch.

Utility Room

10'5" x 6'9" (3.18m x 2.06m)

Useful utility space featuring a range of wall and base units with contrasting worktops over. Having space and plumbing for a washing machine, space for a freestanding fridge/freezer, newly laid vinyl flooring, under stairs storage cupboard, front facing UPVC double glazed entrance door and a UPVC double glazed front facing window.

Rear Porch

9'0" x 3'4" (2.75m x 1.02m)

A porch/sun room having multi-aspect UPVC double glazed windows, side facing UPVC double glazed door and a further timber framed door opening into the kitchen/diner.

Landing

Having side facing aluminium double glazed window and loft hatch access.

Shower Room

5'5" x 6'3" (1.67m x 1.93m)

Modern fitted shower room with three piece suite comprising: quadrant shower cubicle with electric shower over, vanity sink unit with mixer tap and low flush WC. The fully tiled bathroom features front facing aluminium double glazed obscured glass window, chrome heated towel rail and extractor fan.

Bedroom Three

5'8" x 11'1" (1.73m x 3.38m)

Benefiting from carpeted flooring, a side facing aluminium double glazed window and a gas central heating radiator.

Bedroom Two

7'0" x 7'8" (2.15m x 2.36m)

A further well proportioned double bedroom, currently use as a home office, featuring carpeted flooring, rear facing aluminium double glazed window and a gas central heating radiator.



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Company No: 08028567

Bedroom One

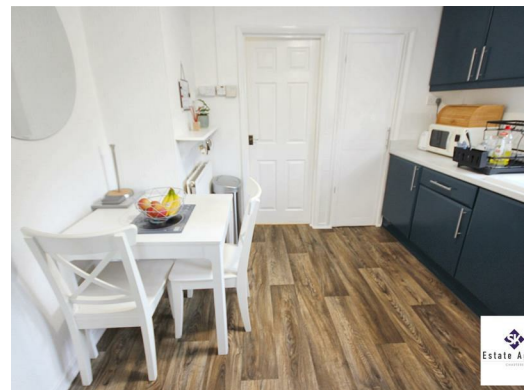
9'1" x 14'7" (2.79m x 4.47m)

A neutrally decorated principal bedroom with ample space for free standing furniture and having carpeted flooring, gas heating radiator, aluminium double glazed window and large fitted wardrobe.

Outside

At the front of the property is a well maintained patio area, having two access points to the front of the property.

The well proportioned rear garden benefits from a paved patio area for outdoor seating, an area laid to lawn, mature hedge borders, storage shed, and a gated driveway providing off-street parking for multiple vehicles. There are outdoor sockets and motion sensor lights.



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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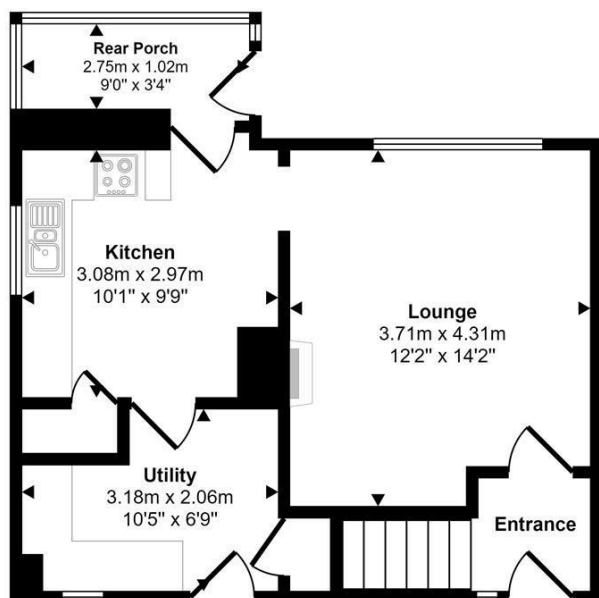
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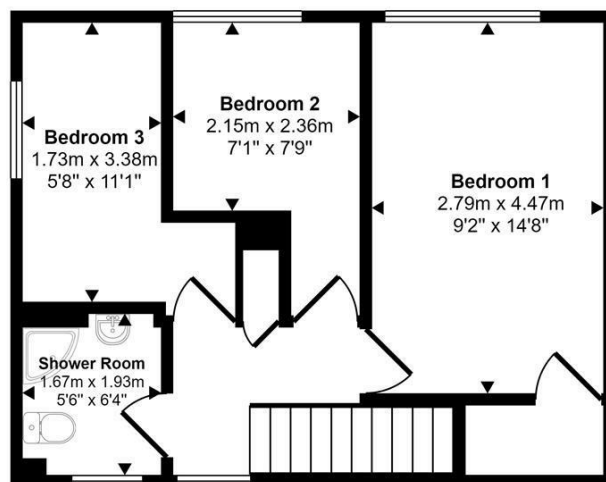
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Approx Gross Internal Area
79 sq m / 848 sq ft

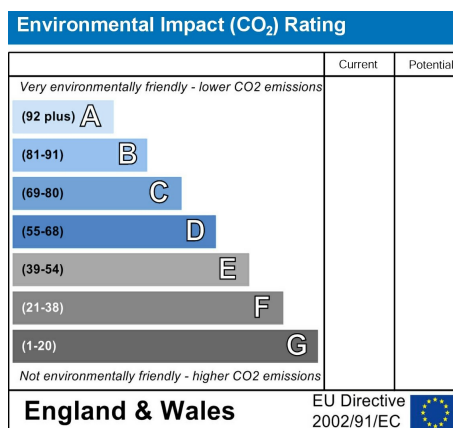
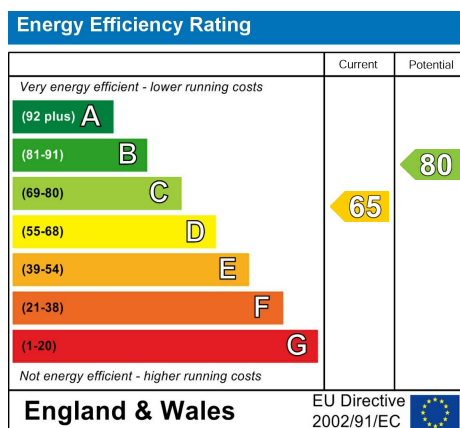


Ground Floor
Approx 41 sq m / 438 sq ft



First Floor
Approx 38 sq m / 410 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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