



Arnold Avenue, Sheffield S12 3JB

Guide Price £220,000

Guide Price £220,000 - £240,000

SK Estate Agents are pleased to offer to the market for sale and with NO CHAIN, this three bedroomed semi-detached property located within the popular residential area of Charnock. The property enjoys a fantastic plot with beautiful woodland views and is well placed for transport links including the Supertram network, local schools and excellent shops/amenities. Of interest to first time buyers or families, in brief the property comprises: entrance porch, entrance hallway, open plan lounge/dining room, kitchen, WC, three bedrooms, shower room and separate WC. Outside lies a driveway leading to a garage and beautiful front and rear gardens. An early viewing is advised to avoid disappointment.

Tenure: Leasehold



Entrance Porch

Entrance through side facing part glazed UPVC double glazed door into entrance porch. Having tiled flooring, and dual aspect UPVC double glazed windows to side and front.

Entrance Hallway

Timber part glazed door opens into entrance hallway. Having carpeted flooring, gas central heating radiator, side facing UPVC double glazed obscured glass window and carpeted stairs rising to first floor. Also having storage cupboard for coats and under stairs cupboard for shoes.

Lounge Diner

10'11" x 26'6" (3.34m x 8.08m)

Large open plan lounge dining space made bright and airy by virtue of the large UPVC double glazed window to the front and sliding UPVC double glazed doors opening onto the garden at the rear. Having carpeted flooring, two gas central heating radiators and feature fireplace with tiled back and marble hearth.

Breakfasting Kitchen

6'9" x 15'3" (2.06m x 4.66m)

Fitted with a good range of wall and base units with contrasting roll edged work surface incorporating stainless steel sink with mixer tap and drainer, and four ring gas hob. Having gas central heating radiator, tiled splash backs, vinyl tile flooring, rear facing UPVC double glazed window and side facing part glazed UPVC door opening onto car port. Also benefiting from integrated mid-height electric grill and oven, integrated dishwasher, integrated washing machine and integrated fridge with freezer compartment.

Downstairs WC

Fully tiled and having side facing UPVC double glazed obscured glass window, and WC.

Landing

Carpeted and having gas central heating radiator, side facing UPVC double glazed window and access to loft via hatch.

Bedroom One

10'11" x 12'7" (3.33m x 3.85m)

Having front facing UPVC double glazed window, gas central heating radiator and carpeted flooring. Also having excellent range of fitted wardrobes to include dressing table and drawers.

Bedroom Two

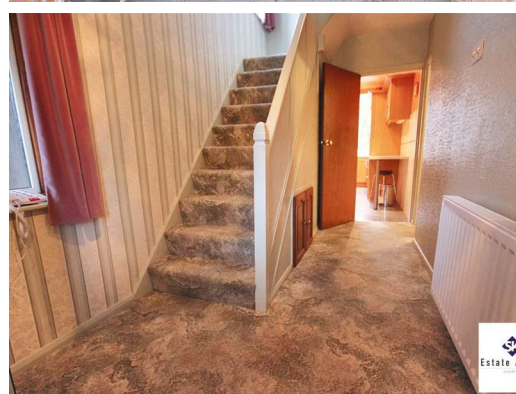
11'0" x 11'11" (3.37m x 3.64m)

Rear facing double bedroom having UPVC double glazed window, carpeted flooring and gas central heating radiator. Also having range of fitted wardrobes and pedestal wash hand basin.

Bedroom Three

6'9" x 7'8" (2.06m x 2.36m)

Front facing and having carpeted flooring, UPVC double glazed window and gas central heating radiator. Also benefiting from fitted wardrobe.



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Shower Room

6'8" x 5'4" (2.05m x 1.63m)

Fitted with large shower enclosure with sliding glass door, thermostatic shower and pedestal wash hand basin. Having rear facing UPVC double glazed obscured glass window, tiled walls, gas central heating radiator and cushioned flooring.

Separate WC

Having side facing UPVC double glazed obscured glass window, tiled walls, cushioned flooring and low flush WC.

Outside

The beautiful front garden is mainly laid to lawn with shrub borders and paved driveway providing access to enclosed carport.

The larger than average, immaculately maintained, enclosed rear garden is mainly laid to lawn but boasts paved areas providing space for outdoor seating. Also having greenhouse and shed.

The garden backs onto mature woodland.

Carport

Spanning the length of the property and having roller shutter doors to front and rear. Also providing access to the garage.

Garage

Having up and over door, power and lighting. Also having garden store to the side providing useful additional storage space.



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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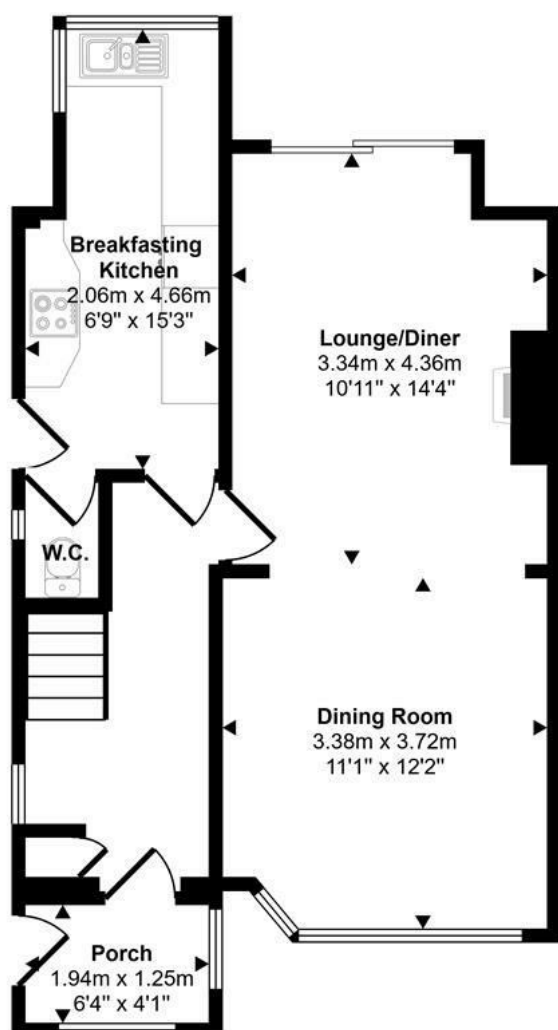
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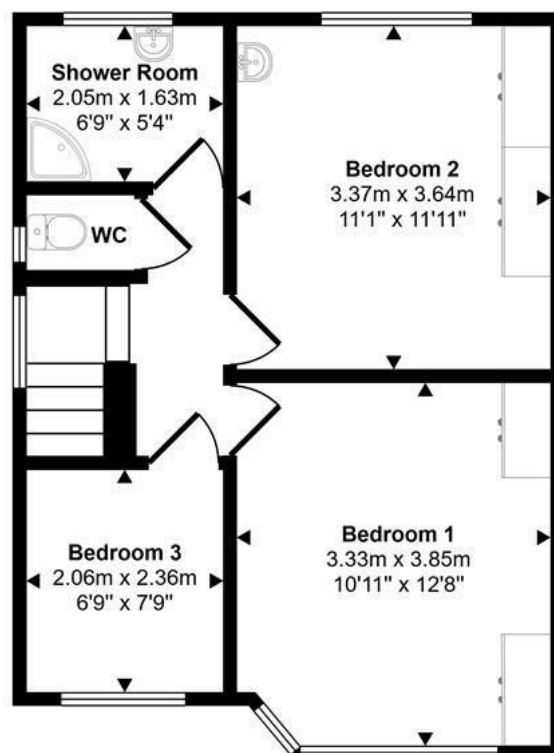
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Approx Gross Internal Area
89 sq m / 960 sq ft

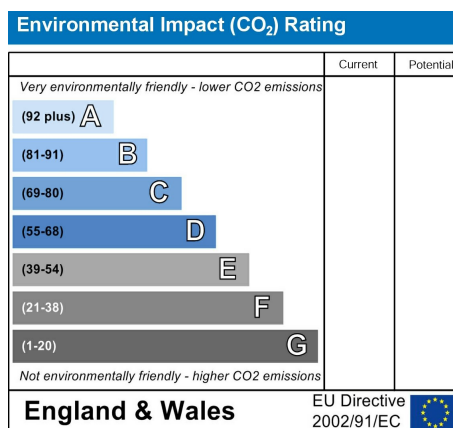
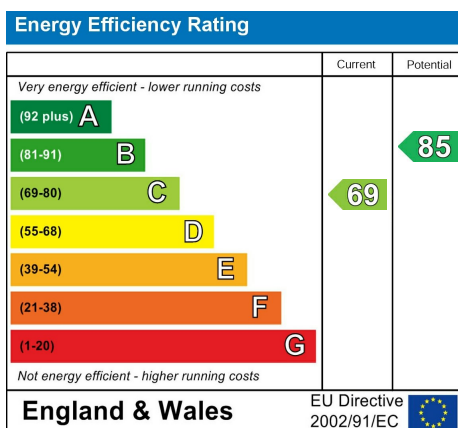


Ground Floor
Approx 48 sq m / 520 sq ft



First Floor
Approx 41 sq m / 440 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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