



## Hartopp Close, S2 3LJ

**Guide Price £160,000**

**\*\*GUIDE PRICE £160,000 TO £180,000\*\***

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN, this well presented, 3 bedroomed, semi-detached property located in the popular area of Heeley. Situated in close proximity to commuting links with Sheffield City Centre, this fantastic property enjoys a quiet position on a cul-de-sac road with a generous extended modern kitchen/diner and would appeal to both first time buyers and investors. In brief the property comprises: lounge, kitchen/diner, three bedrooms, bathroom, a driveway for off-road parking and a generously sized rear garden. A viewing is highly recommended to appreciate the size of accommodation on offer.

Tenure: Freehold





## Entrance Hallway

Entry through side facing UPVC door into entrance hallway having laminate flooring, gas central heating radiator and carpeted stairs rising to first floor.

## Lounge

16'0" x 13'4" (4.89m x 4.07m )

Well presented front facing lounge made bright and airy by virtue of three UPVC double glazed windows. Having solid oak flooring, two gas central heating radiators and spot lighting to the ceiling.

## Open Plan Extended Kitchen/Diner

13'11" x 18'8" (4.26m x 5.69m )

Generously extended kitchen/diner fitted with a range of base and wall units in cream with contrasting work surface incorporating a Cooke & Lewis one and a half bowl sink with drainer and mixer tap. Benefiting from a Range cooker with stainless steel splash back and chimney hood extractor fan, and enclosed under stairs storage cupboard with sliding doors housing the combi-boiler and space and plumbing for washing machine.

The dining area has two rear facing windows and pitched roof with two Velux windows allowing excellent natural light. Also having two double gas central heating radiators, TV point and double opening doors onto the garden.

## Landing

Having oak effect laminate flooring, side facing UPVC double glazed window, and hatch allowing access to the loft.

## Bedroom One

9'10" x 13'6" (3.00m x 4.13m )

Large front facing principal bedroom having two UPVC double glazed windows, down lighting, carpeted flooring and gas central heating radiator.

## Bedroom Two

9'9" x 8'9" (2.99m x 2.68m )

Rear facing double bedroom with oak effect laminate flooring, UPVC double glazed window and gas central heating radiator.

## Bedroom Three

5'10" x 10'1" (1.79m x 3.09m )

Front facing single bedroom having carpeted flooring, UPVC double glazed window and gas central heating radiator.

## Bathroom

5'10" x 4'2" (1.78m x 1.28m )

Fitted with white suite comprising: low flush WC, pedestal wash hand basin and panelled three quarter bath with shower over and folding glass shower screen. Having rear facing UPVC double glazed obscured glass window, gas central heating radiator and oak effect laminate flooring. Also having extractor fan to the ceiling.

## Outside

To the front of the property there is a driveway providing off road parking for two vehicles.

A gate leads to the enclosed rear garden, with slate borders and steps rising to a lawned area. Also benefiting from garden shed.



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**Company No:** 08028567



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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



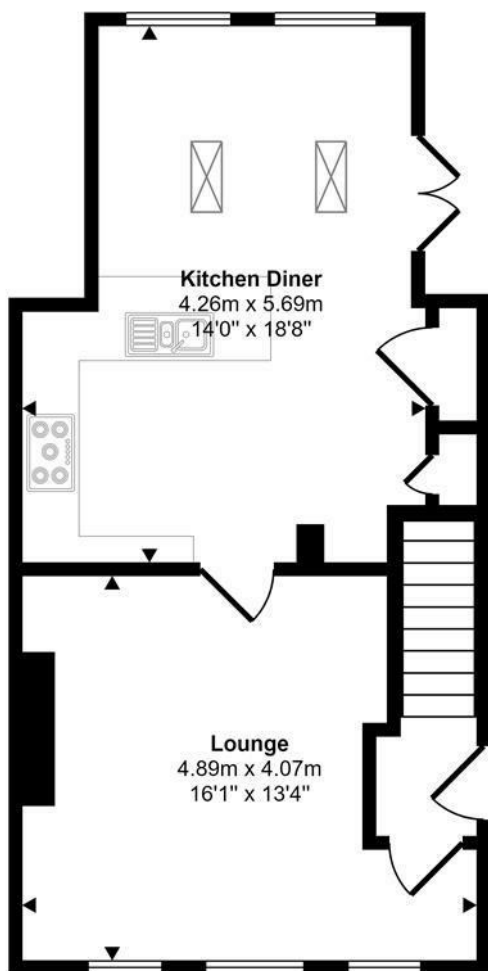
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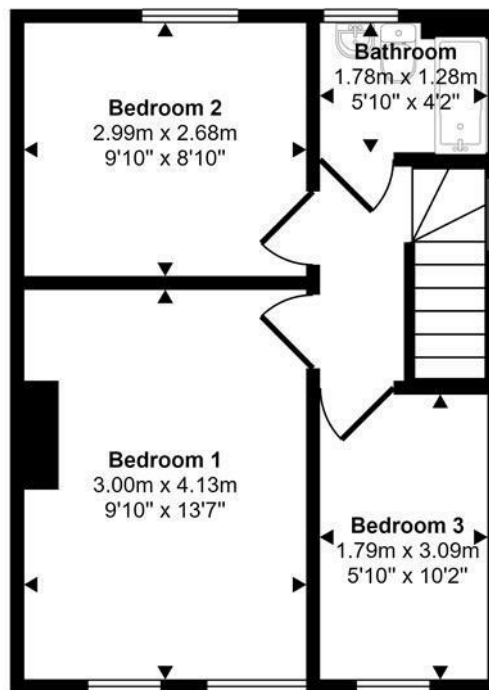
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Approx Gross Internal Area  
78 sq m / 837 sq ft

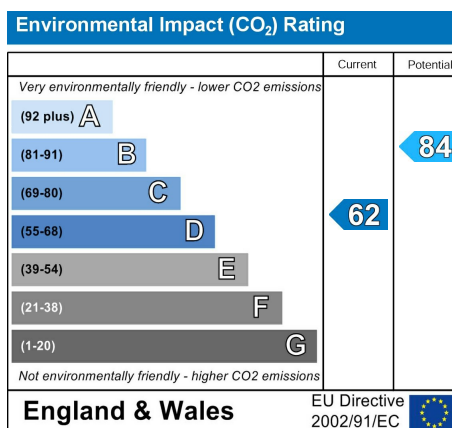
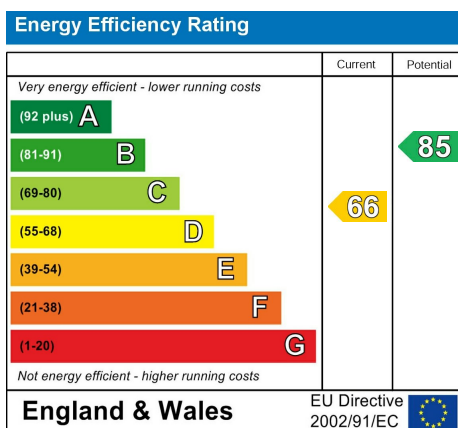


Ground Floor  
Approx 43 sq m / 468 sq ft



First 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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