



## Meadow Head Avenue, Sheffield S8 7RX

**Guide Price £300,000**

**\*\*Guide Price £300,000 - £325,000\*\***

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for this well presented, three bedroom semi-detached property situated on a quiet road in this popular neighbourhood, located just a short distance from Graves Park, local shops, good schools and St James Retail Park, the property is well served with excellent transport links to Sheffield City Centre and the M1 motorway. Ideally suited to first time buyers and families, the accommodation briefly comprises: entrance hallway, lounge, dining kitchen, extended dining room, three bedrooms, one with en-suite, family bathroom, a private driveway for off-road parking and gardens to the rear. A viewing is highly advised.

Tenure: Leasehold





## Entrance

Entrance via UPVC door into porch. Having carpeted flooring, gas central heating radiator, and a useful storage cupboard. A timber glazed door leads into the entrance hallway which features carpeted flooring and stairs rising to first floor. Having panelled walls, under stairs storage, gas central heating radiator, and side facing UPVC double glazed window.

## Lounge

11'4" x 12'9" (3.47m x 3.89m)

A well presented bay fronted lounge the focal point being the feature fireplace with wooden surround and marble hearth. Having UPVC double glazed window, gas central heating radiator and carpeted flooring.

## Dining Kitchen

12'9" x 10'9" (3.89m x 3.29m)

A spacious dining kitchen fitted with a good range of cream wall and base units with wood effect worktops incorporating a stainless steel sink with chrome mixer tap. Having cooker with 5-ring gas hob and space and plumbing for a washing machine, dishwasher and freestanding fridge freezer. There is a useful island with seating, a heated towel rail, laminate flooring, and UPVC double glazed door to the front.

## Extended Dining Room

10'6" x 11'1" (3.22m x 3.40m)

The rear extension creates a large dining space with laminate flooring, two gas central heating radiators, rear facing UPVC double glazed window, and French doors opening onto the rear garden.

## First Floor Landing

With carpeted flooring and panelled walls.

## Family Bathroom

6'9" x 7'11" (2.07m x 2.42m)

A spacious family bathroom fitted with a white suite comprising low flush WC, pedestal wash hand basin, and bath with thermostatic shower over and concertina screen. Finished with tiled flooring and splashbacks, chrome heated towel rail, and UPVC double glazed obscure glass window.

## Bedroom One

14'7" x 13'1" (4.46m x 3.99m)

A large, extended double bedroom featuring two front facing UPVC double glazed windows, a range of fitted wardrobes, carpeted flooring, gas central heating radiator, and access to a private en-suite.

## En-Suite Bathroom

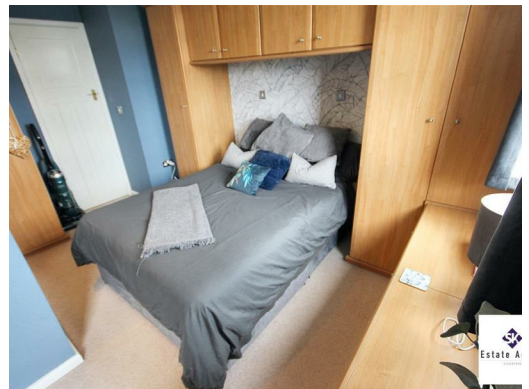
4'7" x 8'9" (1.41m x 2.67m)

Fitted with a white suite including a low flush WC, pedestal wash hand basin, and large corner bath with thermostatic shower and screen. Also having tiled flooring, tiled splashbacks, heated towel rail, and rear facing UPVC double glazed window.

## Bedroom Two

8'10" x 11'1" (2.70m x 3.38m)

Rear facing double bedroom having fitted mirrored wardrobes, carpeted flooring, gas central heating radiator, and UPVC double glazed window.



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### Bedroom Three

10'11" x 10'9" (3.34m x 3.28m)

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

### Outside

To the front of the property lies a brick-paved driveway providing off-road parking for multiple vehicles.

To the rear lies a private and low maintenance garden with fencing and a paved patio seating area.



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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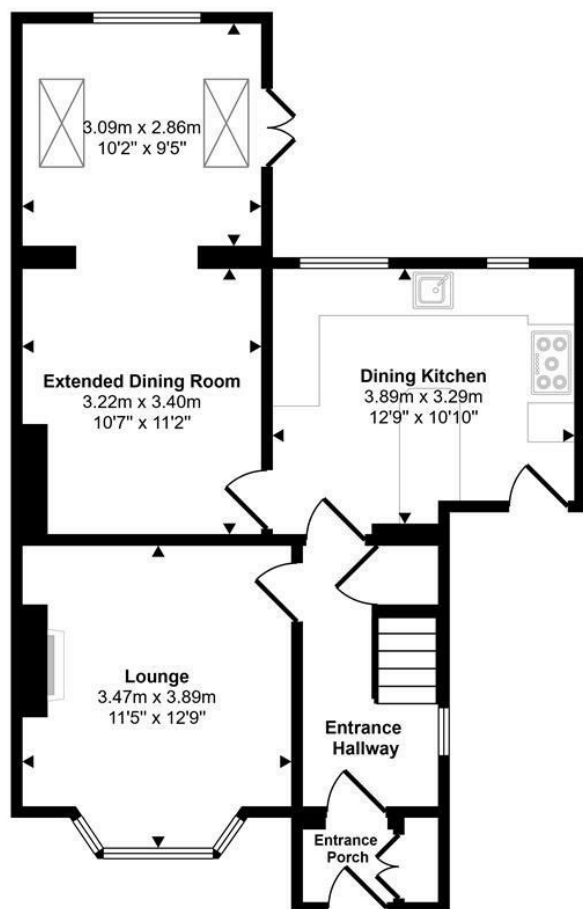
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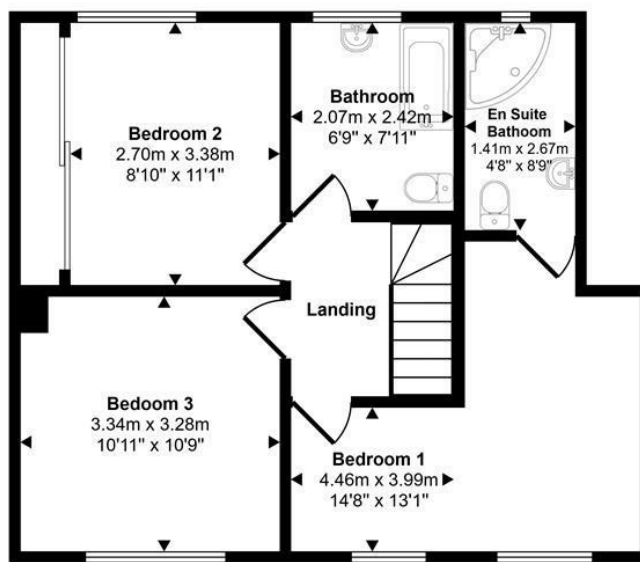
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Approx Gross Internal Area  
107 sq m / 1152 sq ft

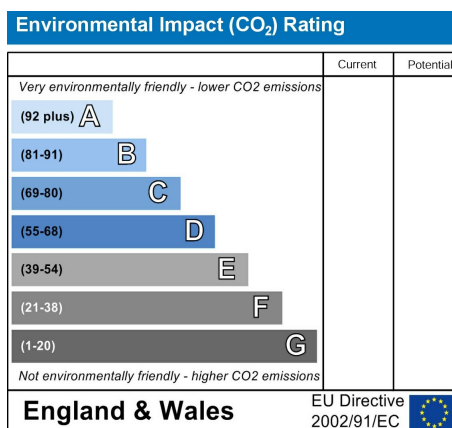
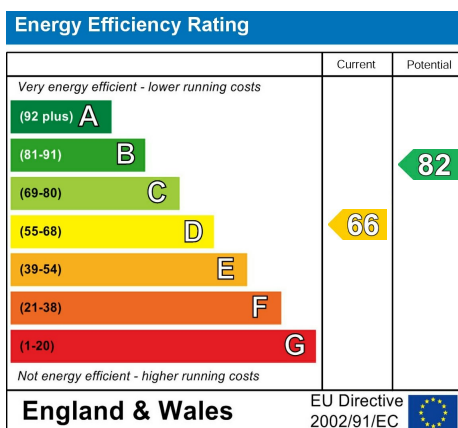


Ground Floor  
Approx 55 sq m / 594 sq ft



First Floor  
Approx 52 sq m / 558 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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