



Wellcarr Road, Sheffield S8 8QQ

Guide Price £200,000

Guide Price £200,000-£220,000

Walk Through Tour Available

SK Estate Agents are delighted to offer to the market for sale this three bedroom, mid-terraced property situated in the highly desirable neighbourhood of Woodseats. The property is within walking distance to the bustling Chesterfield Road which offers a variety of amenities, coffee shops and supermarkets. Ideally suited to first time buyers, the accommodation briefly comprises: lounge, kitchen, dining room, cellar, three good sized bedrooms, bathroom and a well maintained tiered garden to the rear.

A viewing is highly advised to avoid disappointment.

Tenure: Leasehold



Entrance Vestibule

Entrance through side facing UPVC double glazed door into entrance vestibule having wooden flooring and carpeted stairs rising to first floor.

Lounge

11'10" x 11'10" (3.63m x 3.62m)

Neutrally decorated front facing lounge having wooden flooring, UPVC double glazed window and two gas central heating radiators.

Dining Room

12'0" x 12'0" (3.68m x 3.66m)

Rear facing and having wooden flooring, gas central heating radiator and UPVC double glazed window. Also having door providing access to cellar storage.

Kitchen

6'7" x 7'10" (2.03m x 2.39m)

Fitted with wall and base units with contrasting roll edged work surface incorporating stainless steel sink with drainer. Having freestanding gas cooker, wooden flooring and side facing UPVC double glazed window and part glazed door. Also housing gas combination boiler.

Landing

Carpeted and providing access to first floor accommodation. Also having carpeted stairs rising to attic.

Bedroom One

14'7" x 12'3" (4.46m x 3.74m)

Front facing and having UPVC double glazed window, carpeted flooring and gas central heating radiator. Also benefiting from walk-in storage cupboard.

Bedroom Three

7'8" x 9'4" (2.34m x 2.86m)

Rear facing and having carpeted flooring, UPVC double glazed window and carpeted flooring.

Bathroom

5'10" x 9'2" (1.79m x 2.81m)

Fully tiled and fitted with white suite comprising corner bath with thermostatic shower over, low flush WC and vanity sink. Having rear facing UPVC obscured glass window, gas central heating radiator and fitted storage cupboard.

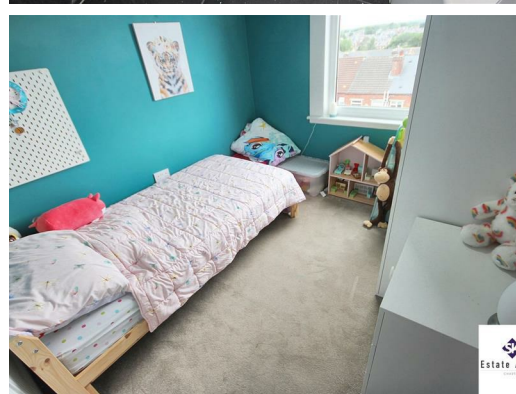
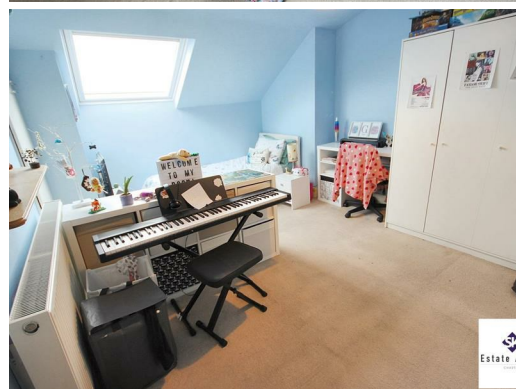
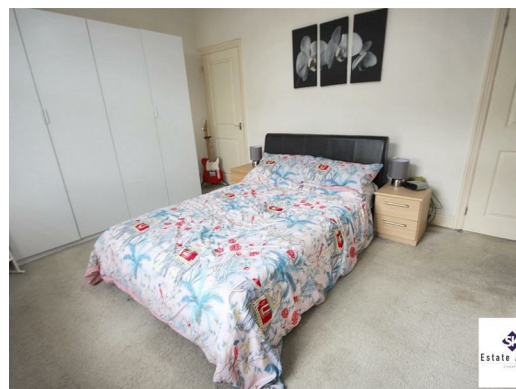
Attic Bedroom Two

11'2" x 17'8" (3.41m x 5.39m)

Having carpeted flooring, new Velux window and gas central heating radiator. Also having access to eaves storage.

Outside

Enclosed multi-level rear garden having patio seating area, decked area and artificial grass area providing plentiful space for outdoor entertaining. Property also benefits from new guttering and downpipes.



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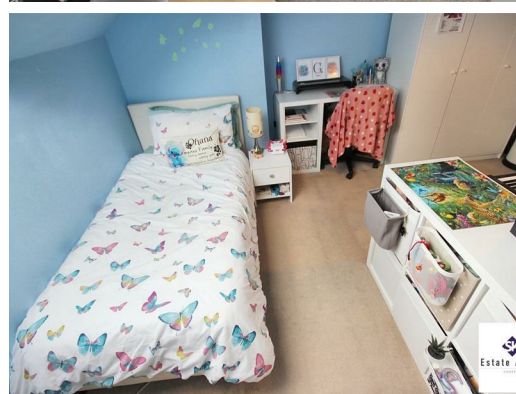
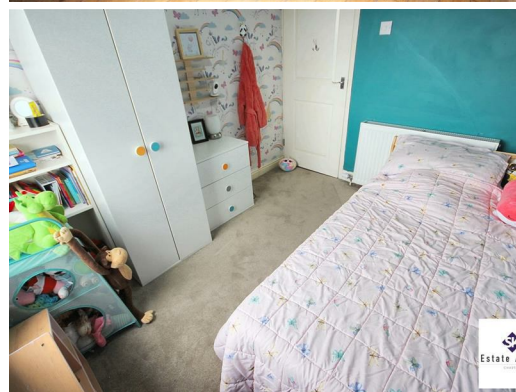
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Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567



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



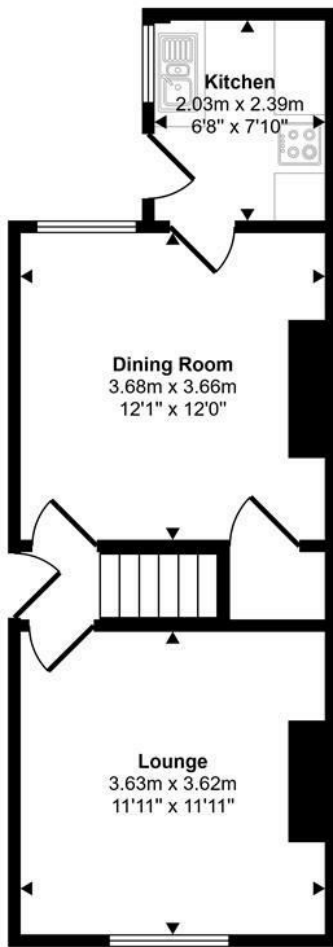
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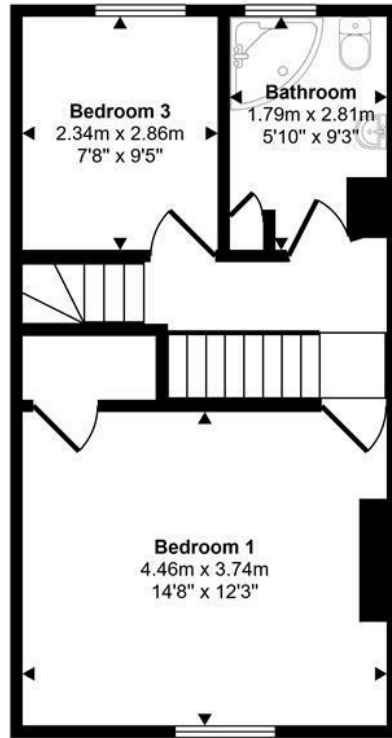
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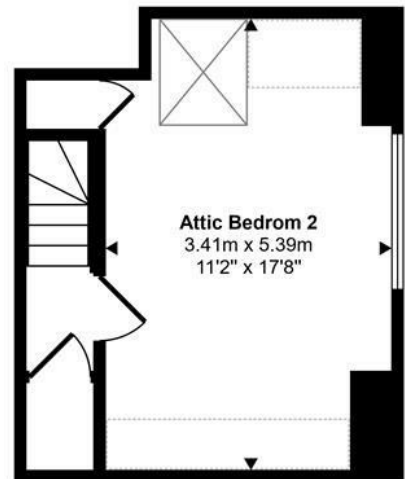
Approx Gross Internal Area
95 sq m / 1026 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft



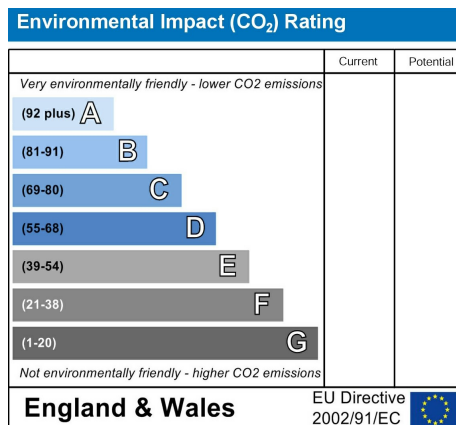
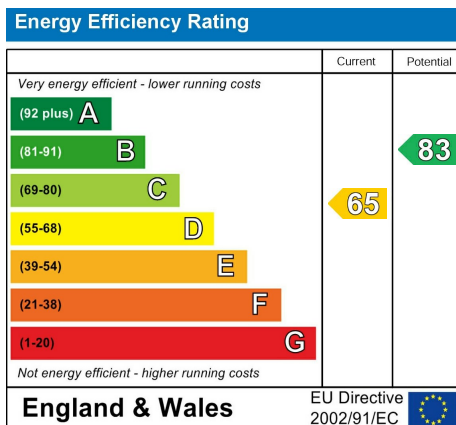
First Floor
Approx 37 sq m / 401 sq ft



Second Floor
Approx 22 sq m / 241 sq ft

Denotes head height below 1.5m

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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