



Linburn Road, Sheffield S8 0GS

Guide Price £180,000

****Guide Price £180,000 - £200,000****

SK Estate Agents are pleased to offer to the market for FOR SALE and with NO ONWARD CHAIN this well proportioned, two bedroom, end terraced property situated in the highly popular area of Woodseats, located just a short distance from good local shops, schools and transport links. Ideally suited to first time buyers or investors, the accommodation briefly comprises: lounge, kitchen diner, utility room, two good sized bedrooms and a bathroom. A physical viewing is highly advised to avoid disappointment.

Tenure: Leasehold



Entrance Vestibule

Entry through the side facing UPVC double glazed door into vestibule having carpeted flooring and providing access to the lounge and kitchen diner.

Lounge

11'5" x 11'6" (3.48m x 3.52m)

A good sized and neutrally decorated reception room with focal feature fireplace and having carpeted flooring, a front facing UPVC double glazed window, fitted cabinet, and a gas central heating radiator.

Kitchen Diner

11'6" x 12'2" (3.52m x 3.72m)

A well equipped kitchen benefitting from a good range of fitted wall and base units with contrasting tiled worktops incorporating a gas four ring hob and a sink and drainer. Benefiting further from a fan assisted oven, extractor fan, cushioned flooring, a rear facing UPVC double glazed window, tiled splash-backs, gas central heating radiator, recessed spotlights and a storage cupboard.

There is ample space for a dining table and chairs.

Utility Room

5'6" x 7'10" (1.70m x 2.41m)

Useful utility space benefitting from a fitted wall cabinet, cushioned flooring, space and plumbing for a washing machine, work surface, side facing UPVC double glazed window and a side facing UPVC double glazed obscured glass door opening on to the rear patio.

Landing

A good sized carpeted landing providing access to all first floor accommodation.

Bedroom One

11'5" x 11'9" (3.49m x 3.59m)

Well presented principal bedroom having carpeted flooring, gas central heating radiator, front facing UPVC double glazed window, fitted wardrobe, shelving and a storage cupboard.

Bedroom Two

8'4" x 12'5" (2.55m x 3.80m)

A well proportioned second bedroom having carpeted flooring, dual aspect rear and side UPVC double glazed windows and a gas central heating radiator.

Bathroom

5'10" x 8'0" (1.78m x 2.45m)

A spacious bathroom featuring a fitted suite comprising: WC, pedestal wash basin, bath and a separate glass shower cubicle with thermostatic shower. Also having floor-to-ceiling tiled splash-backs, tiled flooring, a side facing UPVC double glazed obscured window and a gas central heating radiator.

Outside

A low maintenance rear garden providing plentiful space for outdoor seating and entertainment.



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Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

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

Telephone: 0114 2749730

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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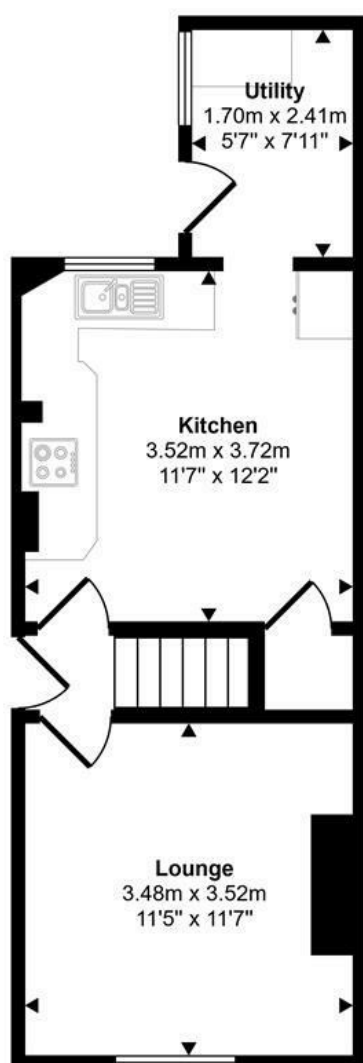
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Approx Gross Internal Area
67 sq m / 720 sq ft

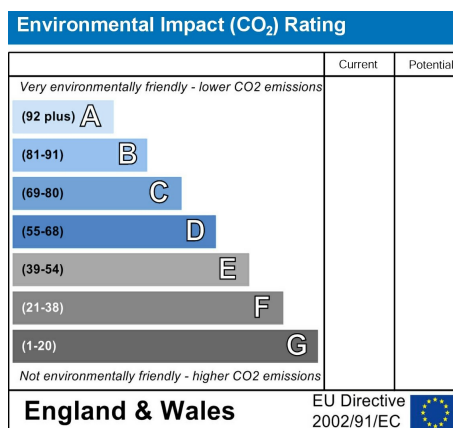
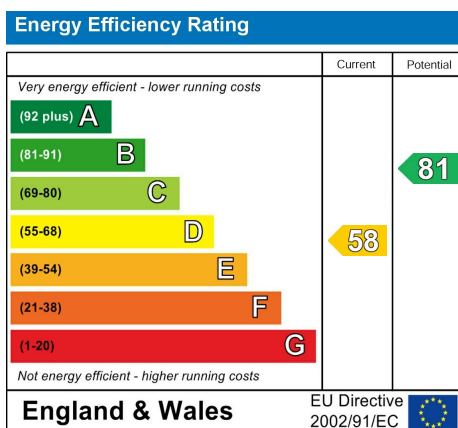


Ground Floor
Approx 33 sq m / 358 sq ft



First Floor
Approx 34 sq m / 362 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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