



South View Road, Sheffield S7 1DE

Guide Price £180,000

****GUIDE PRICE £180,000 TO £200,000****

Virtual Tour Available

SK Estate Agents are delighted to offer to the market, this 3 bedroomed, mid-terraced property in the highly sought after residential area of Sharrow. Conveniently located within close proximity to a host of excellent local amenities on Abbeydale Road and with good public transport links, this home would be a perfect purchase for first time buyers. In brief the property comprises: lounge, kitchen, dining room, two bedrooms and bathroom to the first floor and a further attic bedroom. Early viewings are advised in order to avoid disappointment.

Tenure: Freehold



Entrance Hall

Accessed via side facing timber door, the entrance hall features carpeted flooring, stairs rising to the first floor, and a door providing access to cellar storage.

Lounge

Having front facing UPVC double glazed window, gas central heating radiator and carpeted flooring.

Dining Room

Having rear facing UPVC double glazed window, gas central heating radiator, and carpeted flooring.

Kitchen

Fitted with a range of wood-effect wall and base units, complemented by roll-edged worktops and a stainless steel sink with swan-neck mixer tap. Space and plumbing for a freestanding fridge, freezer, washing machine, and cooker. Having tiled flooring, rear facing UPVC double glazed window, and side timber door leading to the rear garden. Also housing the Ideal combi boiler and having gas central heating radiator.

Landing

Carpeted landing with stairs continuing to the second floor.

Bedroom One

Having front facing UPVC double glazed window, carpeted flooring, gas central heating radiator, and a spacious under-stairs storage cupboard.

Bathroom

Fitted with three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, and low flush WC. Having cushioned flooring, rear facing UPVC double glazed obscured glass window, gas central heating radiator, and an airing cupboard.

Bedroom Two

Having rear facing UPVC double glazed window, carpeted flooring, gas central heating radiator, and built-in wardrobes to both sides of the chimney breast.

Attic Bedroom Three

Rear facing and having UPVC double glazed dormer window, vinyl flooring, and a storage cupboard.

Outside

To the rear is a paved patio area, providing a low-maintenance outdoor space. There is also a storage outbuilding to the rear boundary, ideal for garden tools or additional storage.



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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



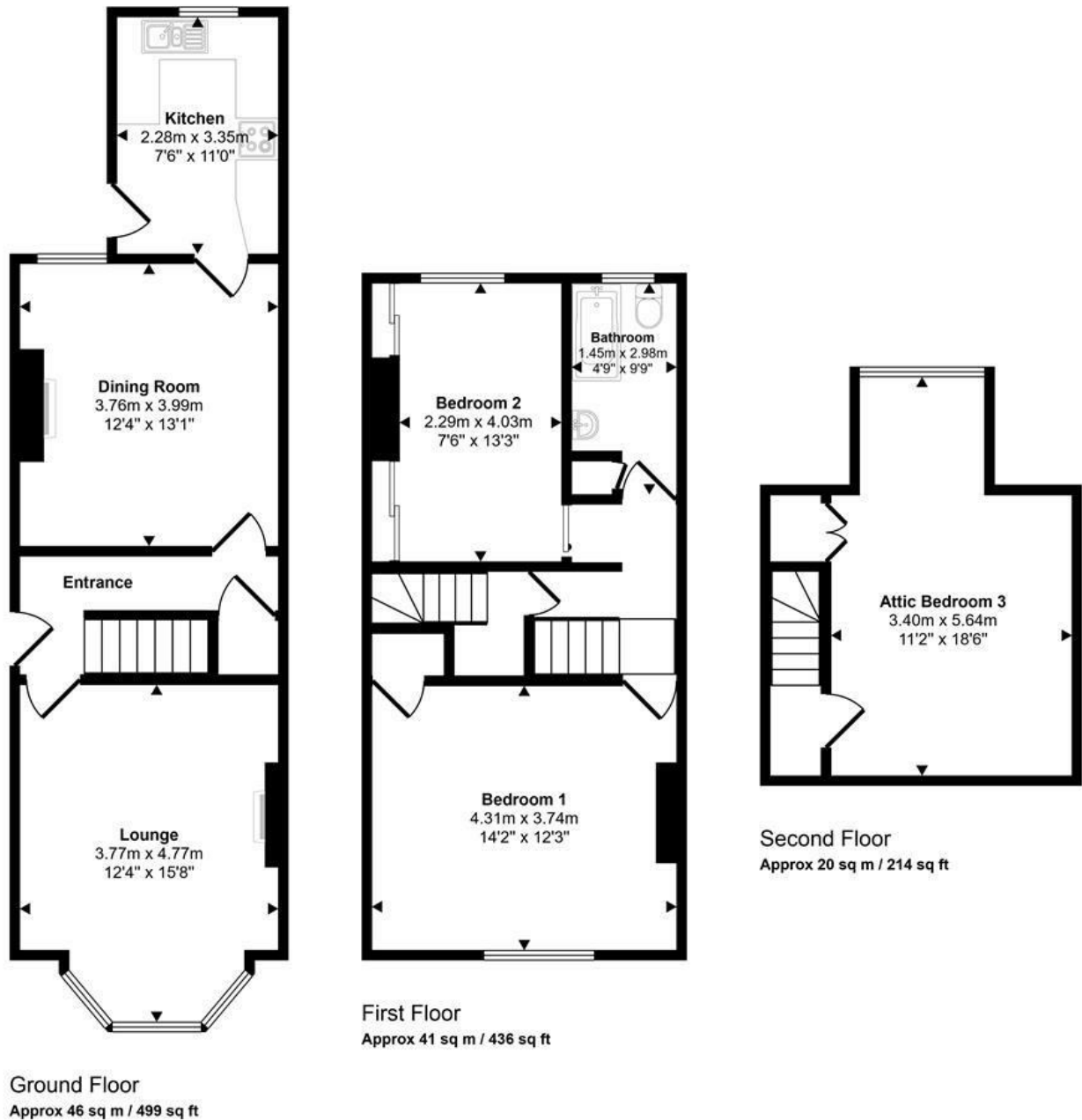
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Approx Gross Internal Area
107 sq m / 1149 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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