



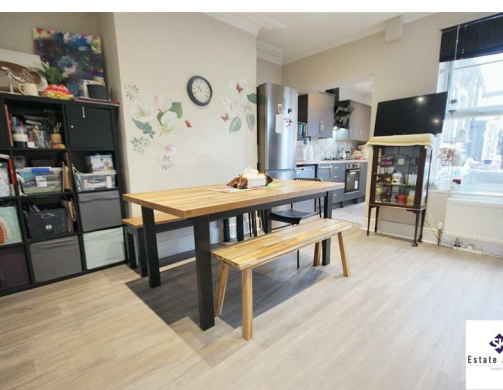
Cartmell Road, Sheffield S8 0NN

Guide Price £300,000

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

SK Estate Agents are delighted to offer to the market for sale this well proportioned, three bedroom semi-detached property situated on this quiet cul-de-sac in the highly popular neighbourhood of Woodseats. Located close-by to a host of local shops, good transport links and good schools, the property would ideally be suited to families. In brief the accommodation comprises: entrance hallway, lounge, open plan kitchen/diner, downstairs shower room, utility room, three good sized bedrooms, modern family bathroom, a driveway providing off-street parking and a well maintained garden to the rear with covered canopy. A viewing is highly advised to avoid disappointment.

Tenure: Freehold



Entrance Hallway

Entered via a front-facing UPVC double glazed door into a welcoming hallway with laminate flooring, gas central heating radiator and carpeted stairs leading to the first floor. There is also an under-stairs storage cupboard housing the combi boiler (installed 2018).

Lounge

11'7" x 11'9" (3.55m x 3.60m)

A good-sized reception room with front facing UPVC double glazed window, laminate flooring, gas central heating radiator and timber double doors with glass panels opening into the dining area.

Kitchen

5'9" x 9'1" (1.76m x 2.78m)

Fitted with a range of modern grey wall and base units with contrasting wood-effect roll-edged worktops. Incorporating a four-ring gas hob with electric oven below and extractor above, and a 1½ bowl stainless-steel sink with chrome mixer tap. The kitchen includes a fitted dishwasher, space for an under-counter fridge-freezer and additional space for a freestanding fridge-freezer. Finished with tiled splashbacks, tiled flooring, a side-facing UPVC double-glazed window and a rear-facing UPVC double-glazed window overlooking the garden.

Dining Room

11'6" x 13'1" (3.52m x 4.00m)

The dining area features laminate flooring, a gas central heating radiator, a rear facing UPVC double glazed window and provides ample room for a family dining table.

Utility Room

5'4" x 3'2" (1.63m x 0.98m)

Useful under-stairs utility space with plumbing and provision for a washing machine. Rear-facing UPVC obscure-glass window and tiled flooring.

Downstairs Shower Room

5'1" x 5'2" (1.56m x 1.60m)

Comprising a corner shower cubicle with electric shower, corner vanity sink and low-flush WC. Finished with tiled splashbacks, tiled flooring, chrome heated towel rail and a side facing obscure-glass UPVC window.

Landing

A carpeted landing providing access to all first floor bedrooms and bathroom. Having a hatch providing access to the loft space.

Principal Bedroom

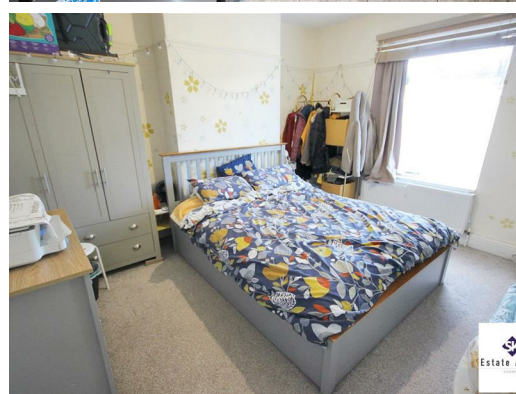
11'6" x 12'9" (3.53m x 3.91m)

A large double bedroom featuring carpeted flooring, a large rear facing UPVC double glazed window, and a gas central heating radiator.

Bedroom Two

8'7" x 11'11" (2.62m x 3.64m)

A further well proportioned double bedroom benefiting from carpeted flooring, a large front facing UPVC double glazed window and a gas central heating radiator.



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Bedroom Three

8'2" x 8'0" (2.51m x 2.45m)

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

Bathroom

5'2" x 7'3" (1.60m x 2.21m)

Modern white three-piece suite comprising bath with mixer tap and thermostatic rain shower over, glass shower screen, contemporary vanity sink with waterfall tap and low-flush WC. Fully tiled walls and floor, chrome heated towel rail and rear-facing obscure-glass UPVC window.

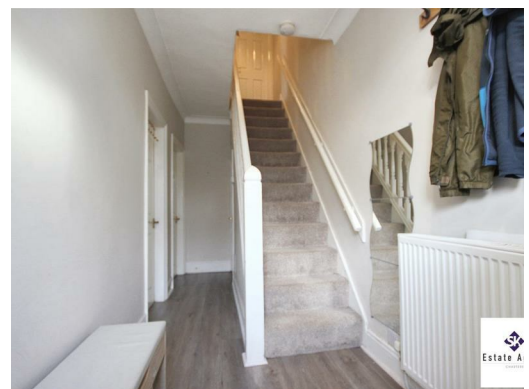
Outside

Front:

Block-paved driveway providing off-road parking for two vehicles.

Rear Garden:

Attractive, enclosed garden with Indian-stone patio seating area beneath a timber pergola, large lawn, two generous storage sheds, outdoor power points and a cold-water tap. Fencing to all sides provides good privacy.



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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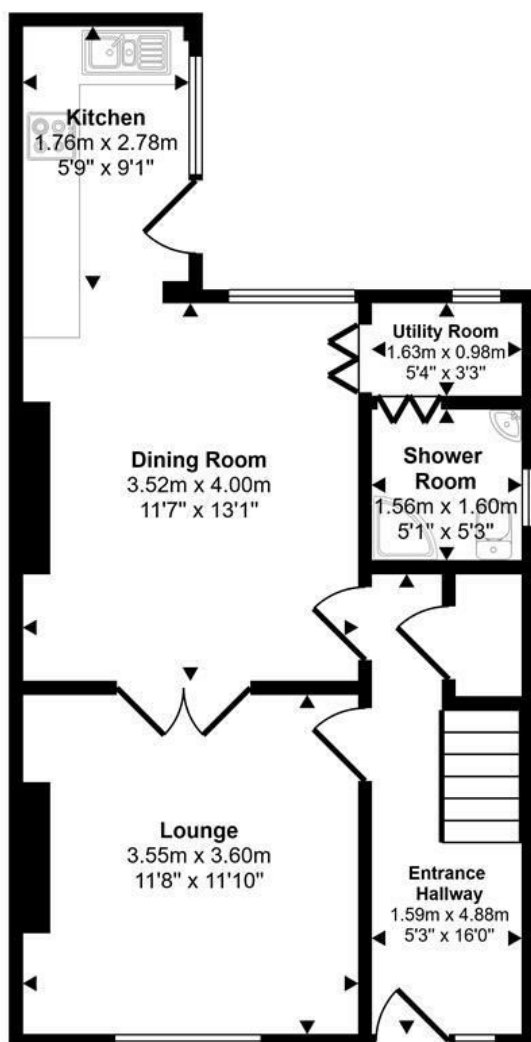
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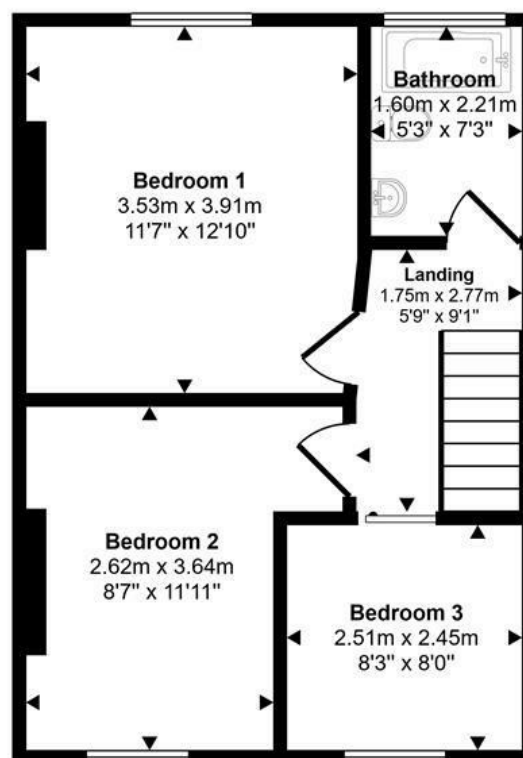
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Approx Gross Internal Area
87 sq m / 937 sq ft



Ground Floor

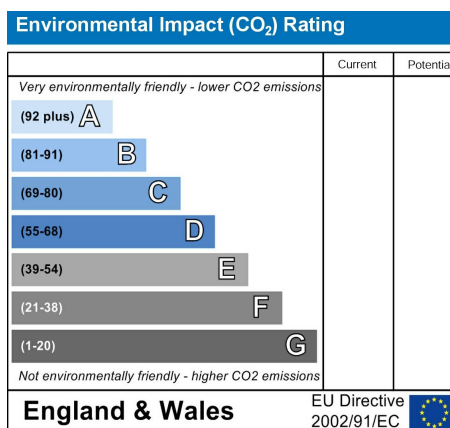
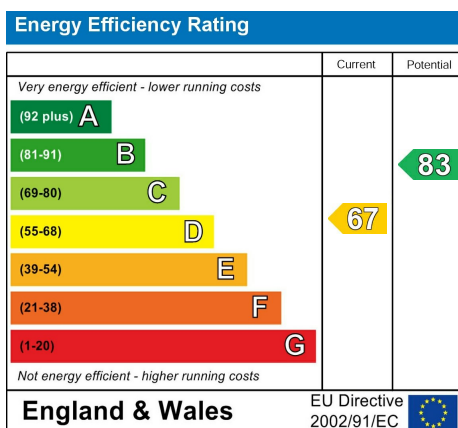
Approx 46 sq m / 498 sq ft



First Floor

Approx 41 sq m / 439 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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