



Molloy Street, Sheffield S8 9QN

Guide Price £200,000

Guide Price £200,000 - £220,000

****Virtual Walk Through****

SK Estate Agents are pleased to offer to the market for sale, this well presented and well-proportioned, three bedroomed mid-terraced property which is set over three floors. Situated in the desirable neighbourhood of Meersbrook and close to a host of local shops, Meersbrook Park, and amenities, this property would be ideally suited to first time buyers. In brief, the accommodation comprises: lounge, kitchen/diner, cellar, two bedrooms and bathroom to the first floor and a further attic bedroom. The property also offers a low maintenance garden to the rear. A viewing is highly advised to appreciate the accommodation on offer.

Tenure: Freehold



Kitchen/Diner

11'2" x 11'8" (3.42m x 3.58m)

Fitted with a good range of cream wall and base units with contrasting work tops incorporating stainless steel sink and drainer with mixer tap, and 4 ring induction hob with electric oven beneath and extractor above. Having useful storage shelving to the chimney breast, and having space and plumbing for washing machine, fridge/freezer and slimline dishwasher. Having UPVC double glazed window overlooking the garden and UPVC double glazed door.

Door to cellar.

Cellar

Benefitting from pantry space to cellar head, power and lighting, space for freezer and tumble dryer and also housing the utility meters.

Hallway

Having carpeted stairs rising to first floor.

Lounge

11'1" x 12'0" (3.40m x 3.68m)

A beautifully presented, bright and airy lounge benefitting from feature fireplace with tiled back. Having Victorian style radiator, decorative coving and ceiling rose, front facing UPVC double glazed window and door, and carpeted flooring.

First Floor Landing

Having carpeted flooring and stairs to attic.

Bedroom Two

11'3" x 11'10" (3.45m x 3.62m)

Large front facing double bedroom with useful under stairs storage cupboard and ample space for freestanding furniture. Having carpeted flooring, gas central heating radiator and UPVC double glazed window.

Bedroom Three

8'4" x 9'6" (2.55m x 2.90m)

A further well proportion bedroom benefitting from a large fitted storage unit, rear facing UPVC double glazed window providing views over the garden, carpeted flooring, and gas central heating radiator.

Bathroom

5'3" x 13'11" (1.62m x 4.26m)

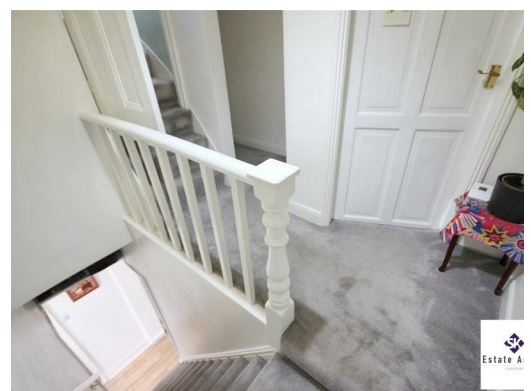
Large than average bathroom fitted with three piece suite comprising: panelled bath with shower off the taps over, pedestal wash hand basin and low flush WC. Having airing cupboard housing the combination boiler, vinyl flooring, gas central heating radiator and UPVC double glazed obscured glass window.

Attic Bedroom One

15'4" x 13'11" (4.69m x 4.26m)

A well presented and good sized principal bedroom benefitting from rear facing Velux window. Having ample space for freestanding furniture, carpeted flooring, gas central heating radiator and benefitting from part-boarded storage space to the eaves.

Outside



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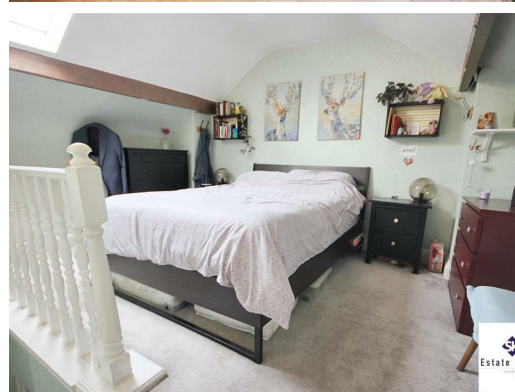
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To the rear of the property lies a peaceful courtyard garden with flagged patio for outdoor seating and useful storage shed.



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



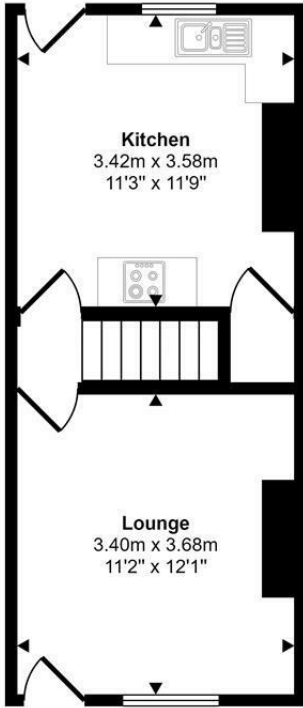
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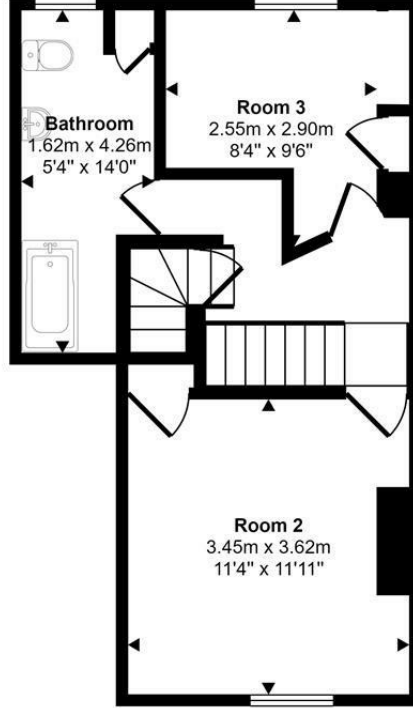
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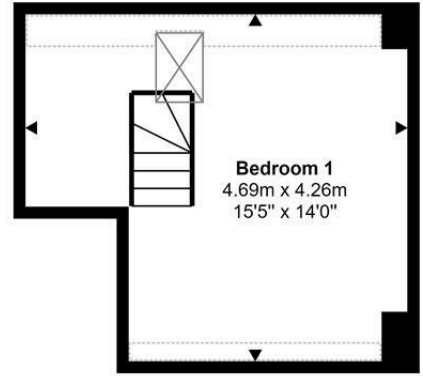
Approx Gross Internal Area
81 sq m / 868 sq ft



Ground Floor
Approx 28 sq m / 306 sq ft



First Floor
Approx 35 sq m / 372 sq ft



Second Floor
Approx 18 sq m / 189 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	65	
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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