SK estate agents

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Northern Avenue, Sheffield S2 2EJ

Guide Price £140,000

GUIDE PRICE £140,000 TO £150,000

SK Estate Agents are delighted to offer to the market for SALE with NO ONWARD CHAIN this well-presented, two bedroom, mid-terraced property, located just a short distance from good local shops and excellent transport links to Sheffield City Centre, M1 motorway and Meadowhall. Ideally suited to first time buyers, the accommodation briefly comprises: an entrance hall, lounge, dining kitchen, rear porch, two good sized bedrooms, bathroom, garden to the rear and a driveway providing off-street parking. A viewing is highly advised to avoid disappointment.

Tenure: Freehold







Entrance Hallway
Entry via front facing timber door with glazed panels into hallway having carpeted flooring and stairs rising to the first floor.

Lounge
10'5" x 13'0" (3.19m x 3.97m)
A spacious and well presented reception room having a front facing UPVC double glazed window, carpeted flooring and a gas central heating radiator. A feature fireplace with a marble back and hearth and a timber surround provides a focal point.

Dining Kitchen
14'0" x 7'9" (4.28m x 2.38m)
A good sized dining kitchen fitted with a range of grey units with contrasting roll edged worktops, incorporating a one-and-a-half bowl sink with swan neck mixer tap. Having four-ring gas hob with an electric oven beneath and space for a fridge, freezer and washing machine. Further features include a rear facing UPVC double glazed window, cushioned flooring, gas central heating radiator and useful under-stairs pantry storage. A timber door opens into the rear porch.

Rear Porch
Having timber windows, carpeted flooring and side facing timber door providing access to the rear garden.

First Floor Landing
Having carpeted flooring and a loft access hatch.

Bathroom
4'4" x 6'3" (1.33m x 1.93m)
Fitted with white suite comprising: bath with electric shower over, WC and corner wash hand basin. Having fully tiled walls, cushioned flooring and a rear facing UPVC double glazed obscured glass window.

Bedroom One
12'11" x 11'2" (3.95m x 3.41m)
A good sized principal bedroom having two rear facing UPVC double glazed windows overlooking the rear garden and providing ample natural light. Also having carpeted flooring and gas central heating radiator.

Bedroom Two
10'4" x 10'1" (3.17m x 3.08m)
Having UPVC double glazed window, gas central heating radiator, carpeted flooring and fitted storage cupboard. Also having further over stairs storage cupboard housing the combi boiler.

Outside
To the front, the property benefits from off-road parking for one vehicle, with a gennel providing access to the rear garden.
The rear garden has a large lawned area, bordered by timber fencing to the left-hand side and hedging to the right.













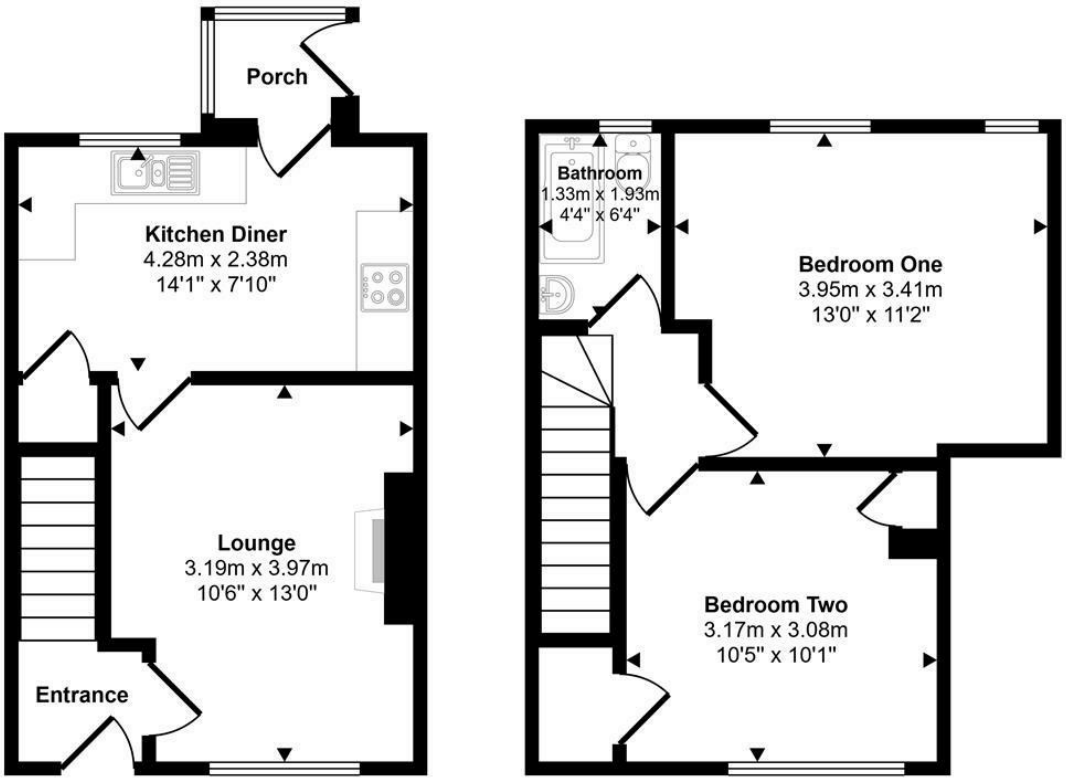




In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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

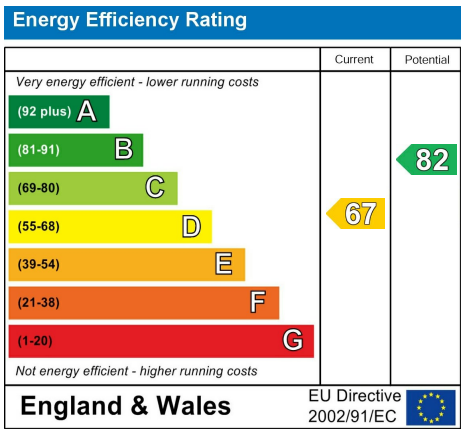
Approx Gross Internal Area
61 sq m / 655 sq ft

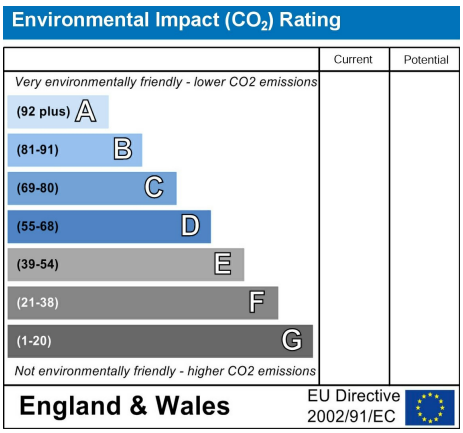


Ground Floor
Approx 29 sq m / 316 sq ft

First Floor
Approx 31 sq m / 339 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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