



Boland Road, Sheffield S8 7HU

Guide Price £160,000

****Guide Price £160,000 - £170,000****

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN this well presented and newly renovated, 3 bedroomed mid-terraced property, situated in the residential area of Lowedges. The accommodation in brief comprises: entrance hallway, large lounge, kitchen/diner, 3 bedrooms, bathroom, and a good sized well maintained private garden the rear. Boasting a new heating system and re-wire, a viewing is highly advised to appreciate the size and standard of accommodation on offer. A viewing is highly advised to appreciate the standard of accommodation on offer.

Tenure: Freehold



Entrance Hallway

4'2" x 4'3" (1.28m x 1.30m)

Entry via front facing UPVC double glazed door into the entrance hallway. Having carpeted flooring, gas central heating radiator and carpeted stairs rising to the first floor.

Lounge

10'0" x 16'11" (3.05m x 5.17m)

A spacious dual-aspect lounge having front facing UPVC double glazed window and rear facing UPVC double glazed French doors opening onto the garden. Having carpeted flooring and gas central heating radiator.

Kitchen/Diner

10'10" x 16'8" (3.31m x 5.09m)

Kitchen/diner fitted with newly installed contemporary grey kitchen with wood effect worktops incorporating a four-ring gas hob with electric oven beneath and extractor above. Benefiting from 1½ bowl stainless steel sink with chrome swan-neck mixer tap, integrated fridge and freezer, and space and plumbing for a washing machine. Having laminate flooring, rear UPVC double glazed door and window, gas central heating radiator and a useful storage cupboard housing the combination boiler. Also having room for a dining table.

Landing

Carpeted landing with rear facing UPVC double glazed window.

Bedroom One

14'11" x 8'8" (4.57m x 2.66m)

Neutrally decorated principal bedroom with front facing UPVC double glazed window, carpeted flooring, gas central heating radiator and useful over-stairs storage.

Bedroom Two

7'10" x 8'11" (2.40m x 2.72m)

Front facing double bedroom with UPVC double glazed window, carpeted flooring and gas central heating radiator.

Bedroom Three

8'6" x 7'10" (2.61m x 2.40m)

Rear facing and having UPVC double glazed window, carpeted flooring and gas central heating radiator.

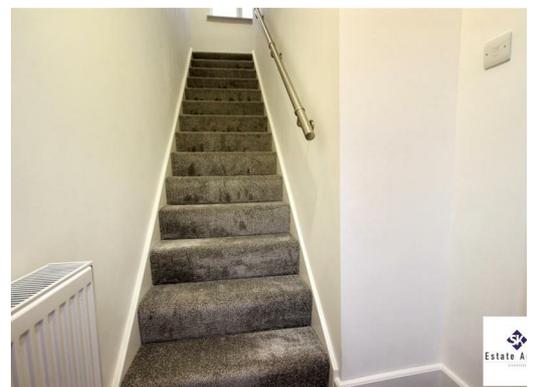
Bathroom

4'10" x 7'7" (1.48m x 2.32m)

Modern bathroom fitted with white suite comprising: L-shaped bath with rainfall shower and body jets, contemporary freestanding vanity wash basin with chrome mixer tap and low flush WC. Having laminate flooring, grey heated towel radiator and rear facing UPVC double glazed obscured glass window.

Outside

Well proportioned enclosed rear garden having timber fencing and concrete posts, a patio seating area and large lawn.



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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



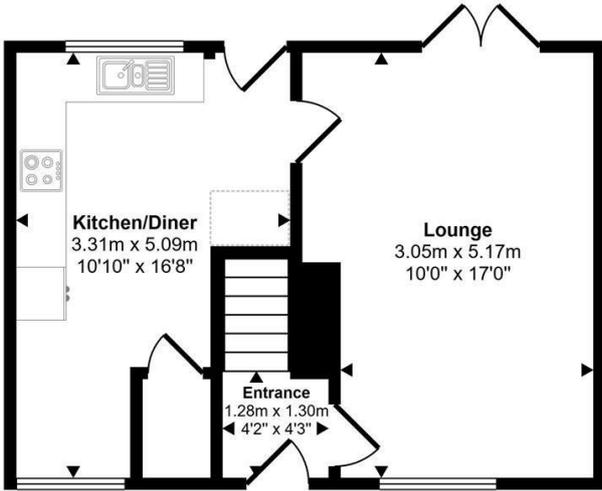
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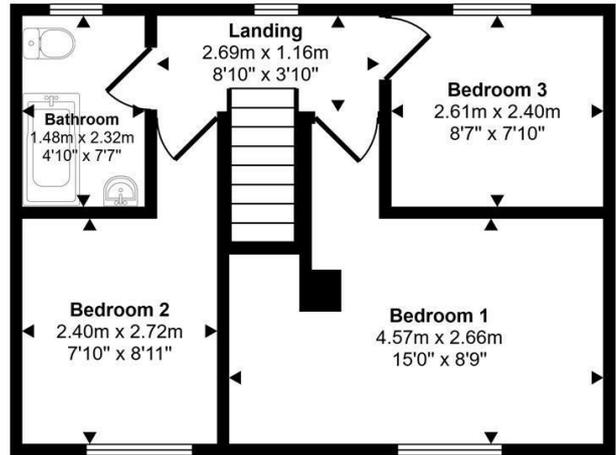
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Approx Gross Internal Area
73 sq m / 783 sq ft



Ground Floor
Approx 36 sq m / 386 sq ft



First Floor
Approx 37 sq m / 397 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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