



**Dovercourt Road, S2 1UB**

**£900 Per Calendar Month**

**\*\*AVAILABLE FROM 31ST JANUARY 2026\*\***

SK Estate Agents are delighted to offer to the market for LET this well presented, three bedroom, town house situated in this popular neighbourhood, just a short distance from an array of local shops, Norfolk Park and excellent transport links. Ideally suited to professionals who are looking to be in close proximity to Sheffield City Centre, the accommodation briefly comprises: entrance hallway, dining room, kitchen, lounge, rear porch, three good sized bedrooms, bathroom, enclosed rear garden, integral garage and off-road parking to the front. A viewing is highly advised to avoid disappointment. No pets, no sharers and no smokers.



## Entrance Hallway

Paved steps lead to the side entrance door, providing access in to the entrance hallway. Benefiting from carpeted flooring, gas central heating radiator, storage cupboard/cloakroom and a carpeted staircase rising to the first floor.

## Lounge

A good sized reception room offering ample space for living room furniture. Having carpeted flooring, front facing UPVC double glazed window, gas central heating radiator, wall lighting and TV/internet point.

## Dining Room

A well proportioned dining area featuring laminate flooring, electric radiator, rear UPVC double glazed window and coving to the ceiling. Access through to the rear porch via timber framed internal door and access to the kitchen via open archway.

## Kitchen

A modern and well equipped kitchen featuring a good range of light wood-effect wall and base units with complimentary laminate worktops over incorporating four ring electric hob, composite one and a half bowl sink with drainer and swan-neck mixer tap. The kitchen further benefits from an integrated fridge/freezer, newly fitted fan assisted oven and extractor fan. Featuring laminate flooring, tiled splash-backs and rear facing UPVC double glazed window.

## Porch

Useful additional space having tiled flooring, lighting, side facing obscured UPVC double glazed external door and a rear facing UPVC double glazed window.

## Landing

A carpeted landing providing access to all first floor bedrooms and bathroom.

## Bedroom One

A well presented double bedroom benefiting from laminate flooring, gas central heating radiator, front facing UPVC double glazed window, fitted wardrobes and decorative ceiling coving.

## Bedroom Two

A further well presented double bedroom boasting carpeted flooring, gas central heating radiator and a rear facing UPVC double glazed window.

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



## Bedroom Three

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

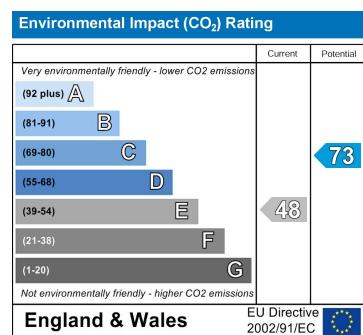
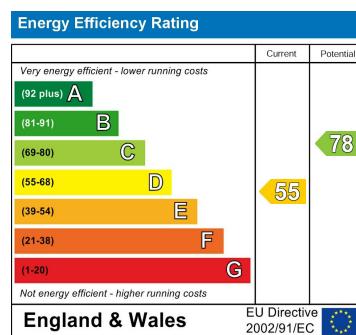
## Bathroom

A well presented white bathroom suite comprising: low flush WC, pedestal wash basin and bath with off-the-taps shower over. Further benefiting from cushioned flooring, side facing UPVC obscured window, gas central heating radiator, fully tiled splash-backs and fitted vanity cabinets.

## Outside

At the front of the property lies a driveway providing space for one off-road vehicle. This leads to the integral garage providing further storage space, as well as space and plumbing for a washing machine.

At the rear is a good sized, south facing garden laid to lawn and made private by fencing, brick and stone walls. Having an array of mature shrubs and foliage.



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