



Chesterfield Road, Sheffield S8 0RP

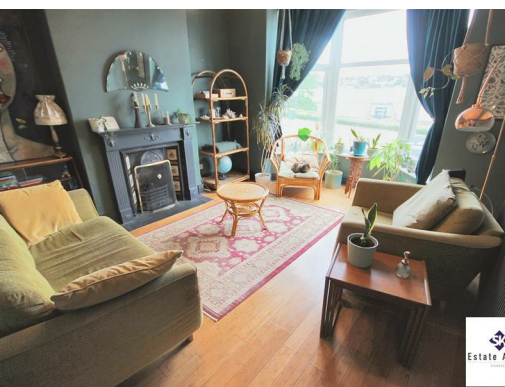
Guide Price £260,000

Guide Price £260,000 - £280,000

Virtual Walk Through Tour

SK Estate Agents are delighted to offer for sale, this spacious and well presented, peaceful, three bedroom, mid-terraced property situated in this highly popular neighbourhood, close to Meersbrook Park, located within a short distance of a wide range of local shops on Chesterfield Road, good schools and excellent transport links to Sheffield City Centre and Chesterfield. The accommodation briefly comprises: lounge, dining room, kitchen, cellar, a tiered rear garden, two bedrooms and a bathroom to the first floor and a further bedroom to the attic. A viewing is highly advised to avoid disappointment.

Tenure: Leasehold



Entrance

Entry via side facing wooden and glazed door into hallway having bamboo wood flooring and wooden stairs rising to first floor.

Lounge

12'10" x 14'10" (3.93m x 4.53m)

Beautifully presented reception room boasting large bay fronted UPVC double glazed window, and original fireplace with feature open fronted gas fire. Benefitting from high ceilings, decorative coving and rose, bamboo wood flooring and gas central heating radiator.

Dining Room

13'2" x 12'1" (4.02m x 3.69m)

A well proportioned dining space featuring multi-fuel stove. Also having multiple spot lighting, wooden flooring, gas central heating radiator, rear facing UPVC double glazed window and door to cellar.

Cellar

Providing additional storage to the cellar head. The cellar, which has been dry lined, houses the fuse board, utility meters and is great for additional storage space.

Kitchen

7'9" x 12'0" (2.38m x 3.67m)

Modern kitchen fitted with a good range of wall and base units with contrasting wood effect work surfaces comprising: sink with mixer tap and drainer, and 4 ring electric hob with extractor above. Boasting mid-height electric oven, integrated fridge, freezer and dishwasher and space and plumbing for washing machine. Also having tiled flooring, side facing UPVC double glazed window and wooden and glazed door to garden.

First Floor Landing

Spacious landing with wooden flooring, access to the attic and having gas central heating radiator.

Bedroom One

17'1" x 12'2" (5.21m x 3.71m)

Neutrally decorated principal bedroom boasting wooden floors, two front facing UPVC double glazed windows, gas central heating radiator and over stairs fitted storage cupboard.

Bedroom Three

14'6" x 9'8" (4.44m x 2.96m)

A well presented double bedroom with wooden floors, gas central heating radiator and rear facing UPVC double glazed window providing views over the garden.

Bathroom

8'7" x 11'2" (2.62m x 3.42m)

Larger than average modern bathroom fitted with 4 piece suite comprising: freestanding bath with floor mounted mixer tap, wall mounted sink, low flush WC, and well proportioned quadrant shower cubical with thermostatic shower. Having tiling to the walls and floor, gas central heating radiator and UPVC double glazed obscured glass window.



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Attic Bedroom Two

15'11" x 18'1" (4.87m x 5.52m)

Beautiful attic bedroom boasting exposed wooden floorboards, two Velux windows allowing ample natural light and fitted with plentiful storage by way of wardrobes with sliding doors, shelving, a built in cupboard and storage to the eaves. Also having gas central heating radiator.

Outside

To the front of the property lies steps up to the entrance door with some planting.

There is an alleyway that benefits from a light, which leads to the side entrance door and further to a lockable UPVC door providing access to the courtyard.

To the rear of the property lies a courtyard garden with outhouse housing the boiler and lights. Steps rise to a mature garden space with lawn, beautiful planting and a further patio area for outdoor seating.



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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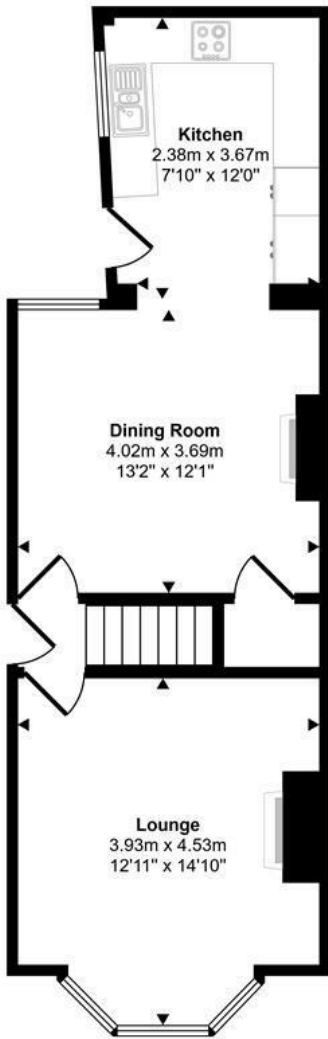
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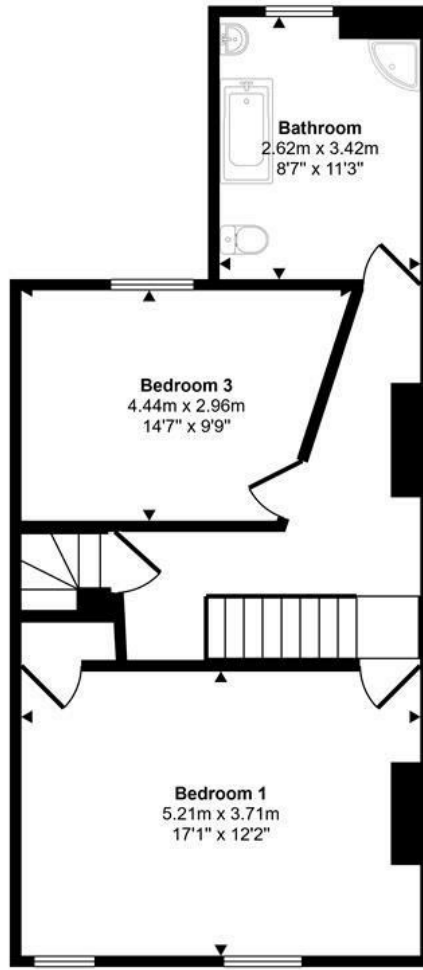
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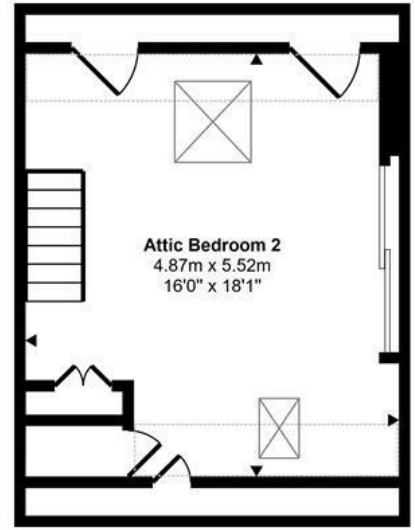
Approx Gross Internal Area
132 sq m / 1424 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft



First Floor
Approx 55 sq m / 590 sq ft



Second Floor
Approx 32 sq m / 343 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		
	53	77
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		
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