



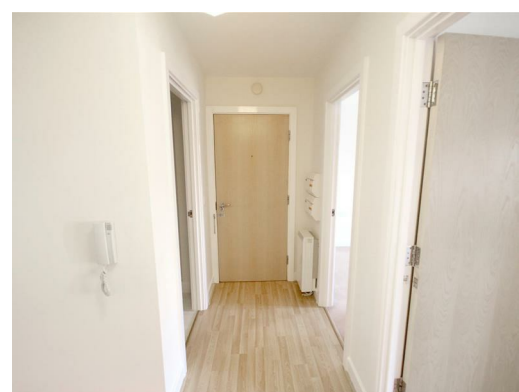
Chesterfield Road, Sheffield S8 0SR

Guide Price £160,000

***Guide Price £160,000 - £180,000**

SK Estate Agents are pleased to market for sale with NO ONWARD CHAIN this modern two bedroom first floor apartment situated within this popular area and enjoying stunning views over Graves Park and excellent transport links to the City Centre. The property would be ideally suited for first time buyers or investors. In brief, the property comprises: Open plan living space, utility room, two double bedrooms, bathroom, balcony, and the added benefit of a designated car parking space located in the complex.

Tenure: Leasehold



Entrance Hall

Entry from communal hallway via timber door into entrance hall. Having laminate flooring, secure intercom entry system, electric radiator, and access to all accommodation.

Open Plan Kitchen

17'0" x 7'7" (5.19m x 2.33m)

Dining Kitchen

Fitted wood effect kitchen with good range of wall and base units having complimentary worktops incorporating stainless steel sink with mixer tap and drainer, electric 4 ring hob, and oven with extractor over. Having integrated fridge and dishwasher, rear-facing UPVC window, two electric heaters, tiled flooring and splashback, and space for dining table and chairs.

Open Plan Lounge

14'4" x 11'5" (4.38m x 3.49m)

Lounge

Having laminate flooring, electric heater, and TV point. Sliding UPVC double glazed doors provide access to balcony, having decked flooring, and an attractive view of Graves Park.

Bedroom One

12'6" x 11'5" (3.82m x 3.50m)

A good-sized master bedroom with fitted wardrobes, carpeted flooring, electric heater, front-facing UPVC window, and access to Jack and Jill bathroom.

Bedroom Two

12'6" x 9'8" (3.82m x 2.97m)

Double bedroom having carpeted flooring, two front-facing double glazed UPVC windows, and electric heater.

Jack and Jill Bathroom

7'6" x 7'7" (2.29m x 2.32m)

White three piece suite comprising; tile panelled bath with shower over and screen to one side, WC, hand wash basin with mixer tap. Large mirror with spotlights, tiled splashback, and cushioned flooring.

Utility Room

5'8" x 5'1" (1.73m x 1.56m)

Useful room for storage or space for appliances.

Outside

Having allocated parking space.



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Company No: 08028567



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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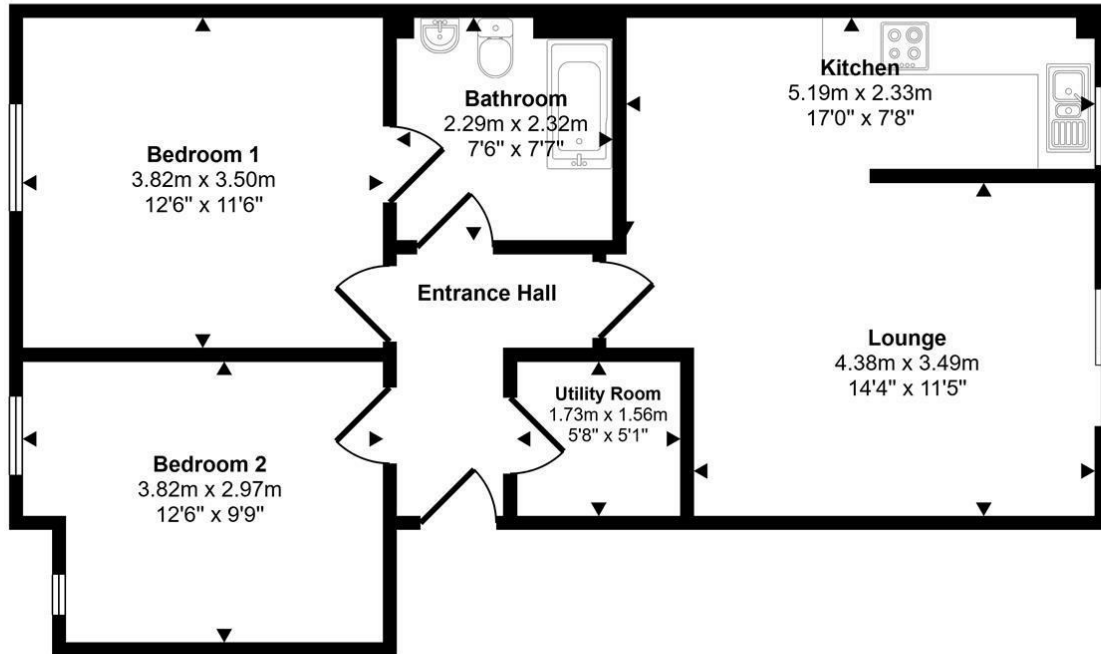
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Approx Gross Internal Area
65 sq m / 704 sq ft



Floorplan

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		
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		
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