



Woodseats Road, Sheffield S8 0PN

Guide Price £170,000

****GUIDE PRICE £170,000 - £190,000****

VIRTUAL WALK THROUGH

SK Estate Agents are delighted to offer to the market for sale, this well presented, two bedroom, mid-terraced property situated in the highly popular neighbourhood of Woodseats. The property is located just a short distance from good local shops, excellent transport links to Sheffield City Centre and good schools. Ideally suited to first time buyers or investors, the accommodation briefly comprises: Lounge, dining room, off-shot kitchen, cellar, two bedrooms, bathroom and a generous rear garden. A viewing is highly advised to avoid disappointment.

Tenure: Leasehold



Lounge

11'6" x 11'0" (3.51m x 3.36m)

Entrance through a front-facing UPVC door into the welcoming lounge. Having exposed wooden flooring, a front-facing UPVC double-glazed bay window providing ample natural light, central heating radiator, half-panelled walls and a chimney breast with tiled hearth.

Dining Room

11'10" x 11'9" (3.62m x 3.59m)

A spacious and well presented dining room with feature cast-iron fireplace with tiled hearth, exposed wooden floorboards, a rear-facing UPVC double-glazed window, and a central heating radiator. A door provides access to the cellar.

Cellar

Providing storage to cellar head.

Off-Shot Kitchen

5'7" x 6'11" (1.71m x 2.12m)

Fitted with a range of wood-effect wall and base units with contrasting roll-edged worktops incorporating a four-ring gas hob with an electric oven beneath and extractor above, and a stainless-steel sink with chrome mixer tap. There is space and plumbing for a washing machine and space for an under-counter fridge. Also having tiled splashbacks and flooring, ceiling spotlights, a side-facing UPVC double-glazed window and door leading to the rear garden.

First Floor Landing

Having carpeted flooring and doors leading to both bedrooms and the bathroom.

Bedroom One

11'8" x 10'11" (3.58m x 3.35m)

Neutrally decorated and spacious principal bedroom having a front-facing UPVC double-glazed window, carpeted flooring and a central heating radiator. There is a useful over-stairs storage cupboard and built-in shelving within the chimney breast recess.

Bedroom Two

7'1" x 12'2" (2.16m x 3.71m)

Having carpeted flooring, a central heating radiator and a rear-facing UPVC double-glazed window overlooking the rear garden.

Bathroom

4'3" x 8'2" (1.31m x 2.51m)

Having a three-piece suite comprising: bath with electric shower over, pedestal wash hand basin and low-flush WC. Also having tiled splashbacks, cushioned flooring, a central heating radiator and a rear-facing UPVC double-glazed obscure-glass window.

Outside

A shared pathway provides access to a generous and established rear garden featuring paved seating areas, mature trees and shrubs, planted borders and traditional brick boundary walls. The garden also benefits from a brick-built storage shed.



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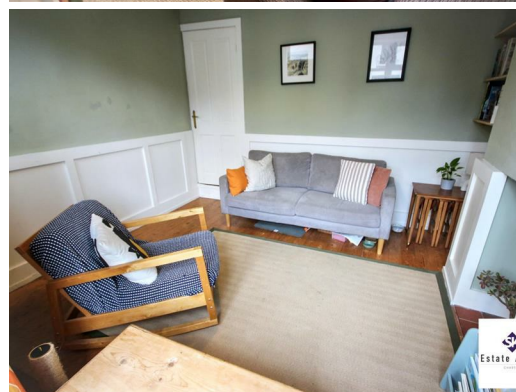
Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

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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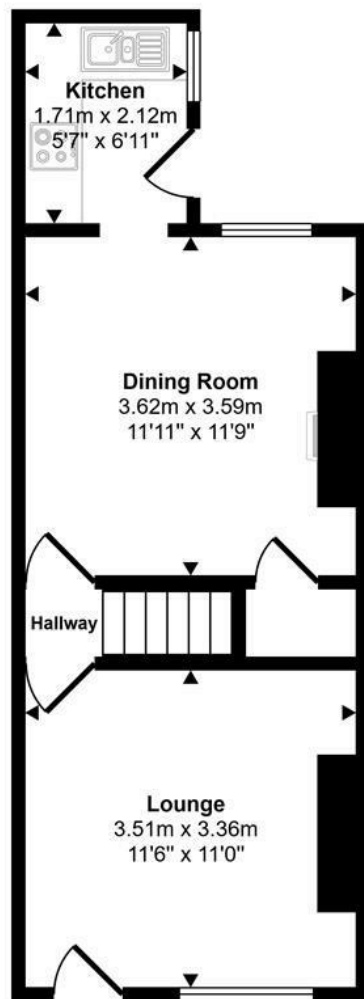
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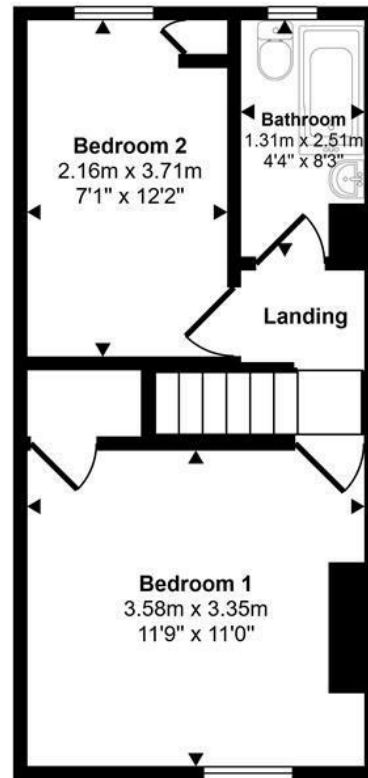
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Approx Gross Internal Area
61 sq m / 654 sq ft

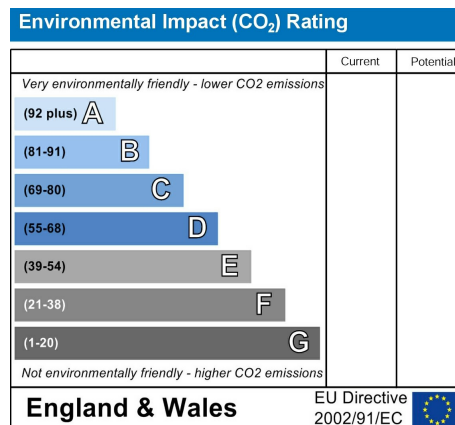
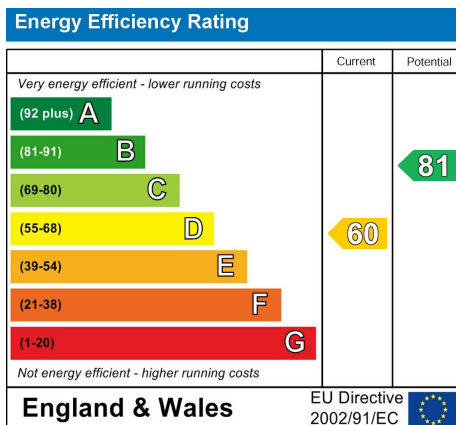


Ground Floor
Approx 32 sq m / 344 sq ft



First Floor
Approx 29 sq m / 309 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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