



## Allenby Drive, Sheffield S8 7RS

**Guide Price £300,000**

**\*\*Guide Price £300,000 - £325,000\*\***

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN this well presented and larger than average, 3 bedroomed, semi-detached family home located in this popular residential area within catchment for sought after schools and numerous local amenities including Beauchief Golf Course and having good public transport links to the city centre. In brief the property comprises: entrance porch, hallway, downstairs WC, lounge, kitchen/diner, two further reception rooms, three bedrooms and family shower room to the first floor and an occasional room. There is a driveway for off road parking and a large low maintenance rear garden. A viewing is highly advised.

Tenure: Leasehold





## Entrance

Entry via side facing wooden door to porch with multi aspect UPVC double glazed windows, carpeted flooring and UPVC double glazed door to hallway.

## Hallway

Bright and airy hallway with large gas central heating radiator, carpeted stairs to first floor, side facing UPVC double glazed window, cushioned flooring and also housing the boiler.

## Downstairs WC

Useful cloakroom with WC with gas central heating radiator, side facing UPVC double glazed obscured window and coat hooks.

## Lounge

11'10" x 12'8" (3.62m x 3.87m)

Neutrally decorated bay fronted lounge with UPVC double glazed window, two gas central heating radiators, laminate flooring and picture rails.

## Kitchen

7'0" x 7'6" (2.14m x 2.29m)

Well proportioned dining kitchen fitted with a good a range of wall and base units with contrasting work surfaces incorporating sink with mixer tap and drainer. Boasting a 6 burner stove with oven beneath, and providing space for dishwasher, fridge, freezer and tumble dryer. UPVC double glazed door to side of property.

## Dining Area

9'7" x 11'3" (2.94m x 3.43m)

The dining area has ample space for dining table and chairs with a built-in storage cupboard.

## Study

7'5" x 11'9" (2.28m x 3.60m )

Rear facing room with UPVC double glazed door to garden. Having Velux skylight in the vaulted ceiling, carpeted flooring and gas central heating radiator.

## Reception Room

12'8" x 11'11" (3.88m x 3.64m)

Beautifully presented and well proportioned reception room made bright via the two large Velux skylights in the vaulted ceiling and the rear facing UPVC double glazed sliding patio doors. Having carpeted flooring and two gas central heating radiators.

## First Floor Landing

With carpeted flooring and further stairs to occasional room. Two side facing UPVC double glazed obscured glass windows provide ample natural light.

## Shower Room

7'0" x 5'2" (2.15m x 1.59m )

Modern shower room fitted with three piece suite comprising: large shower cubicle with thermostatic shower over, pedestal wash hand basin with mixer tap and low flush WC. The fully tiled bathroom has a chrome heated towel rail and rear facing UPVC double glazed obscured window.



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### Bedroom Two

10'11" x 10'9" (3.34m x 3.30m )

Large double bedroom with views over the garden. Having carpeted flooring, gas central heating radiator, UPVC double glazed window, and fitted storage cupboard.

### Bedroom One

10'10" x 11'2" (3.32m x 3.41m )

Principal bedroom with front facing UPVC double glazed window, carpeted flooring, gas central heating radiator and pedestal wash hand basin.

### Bedroom Three

6'11" x 6'2" (2.12m x 1.88m)

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

### Occasional Room

14'1" x 14'0" (4.31m x 4.27m)

Occasional space to the attic. Having dual aspect Velux windows providing natural light. Having carpeted flooring, and gas central heating radiator.

### Outside

To the front of the property lies a paved driveway and low maintenance garden made private by mature hedges. A gate leads down the side of the property to the rear.

To the rear of the property lies a larger than average low maintenance garden with a paved patio providing space for outdoor seating and steps down to a further paved area. The colourful garden benefits from some mature planting and a garage for storage.



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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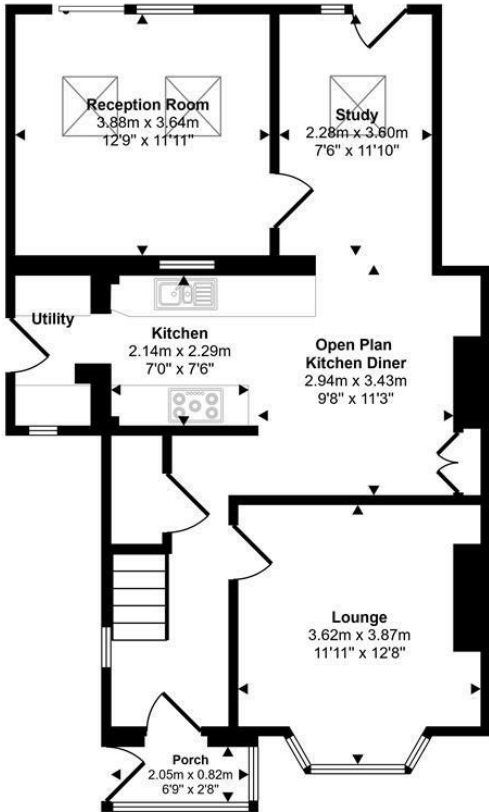
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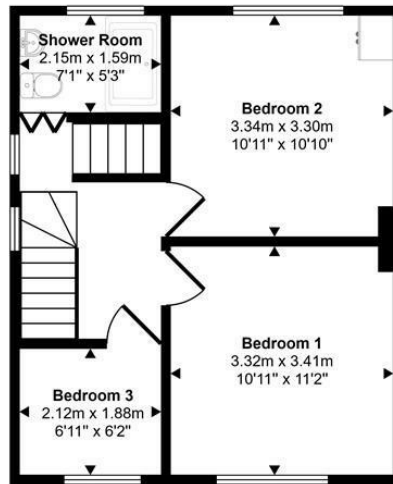


Approx Gross Internal Area  
126 sq m / 1361 sq ft

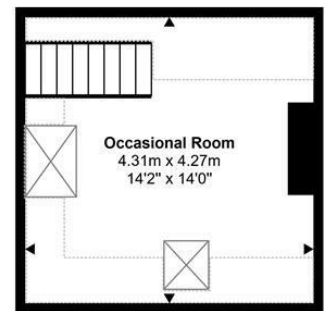


Ground Floor  
Approx 69 sq m / 743 sq ft

Denotes head height below 1.5m

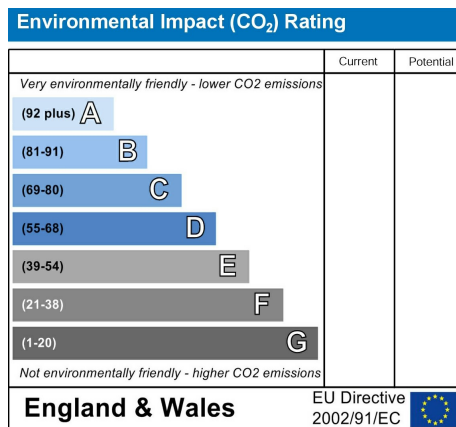
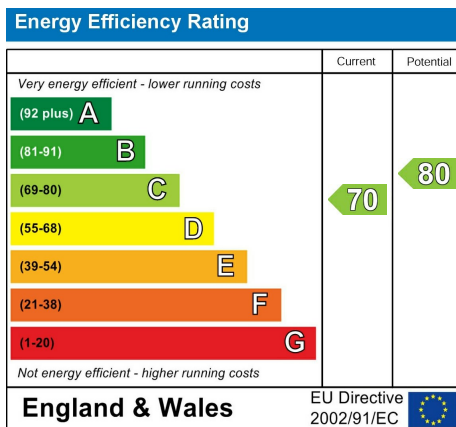


First Floor  
Approx 39 sq m / 419 sq ft



Second Floor  
Approx 18 sq m / 198 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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