



Valley Road, Sheffield S8 9FX

Guide Price £200,000

GUIDE PRICE £200,000 TO £220,000

Virtual Walk Through Tour

SK Estate Agents are pleased to offer to the market for sale and with NO ONWARD CHAIN this well-presented, three bedroom, mid-terrace property set over three floors. Situated in the highly desirable neighbourhood of Meersbrook and close to a host of local shops, Meersbrook Park, and amenities, this property would be ideally suited to first time buyers or investors. In brief, the accommodation comprises: lounge, dining kitchen, cellar, three bedrooms, and bathroom. A viewing is advised to appreciate the property on offer.

Tenure: Freehold



Lounge

11'6" x 12'2" (3.52m x 3.73m)

Entry via front composite door into welcoming lounge having wooden flooring, feature fireplace with wooden mantel, large gas central heating radiator and front facing UPVC double glazed window.

Hallway

With wooden flooring and carpeted stairs rising to first floor with reclaimed mahogany bannister. Gas central heating radiator.

Kitchen / Diner

11'5" x 12'3" (3.48m x 3.74m)

Well presented dining kitchen fitted with a range of base units with reclaimed science desk African teak worktops incorporating Belfast sink with mixer tap. Boasting a 5 ring gas stove set in the chimney with decorative stone lintel, stone tiled flooring, built-in storage cupboard, gas central heating radiator, rear facing UPVC double glazed window and composite door leading to the garden. Also having space and plumbing for fridge, freezer and washing machine. The kitchen houses the boiler and a door provides access to cellar.

Cellar

With storage to the cellar head, housing the fuse board, and the utility meters to the cellar itself.

First Floor Landing

With carpeted flooring and stairs rising to attic.

Bedroom One

11'8" x 12'0" (3.58m x 3.68m)

Well proportioned principal bedroom boasting solid oak flooring, built-in storage cupboard, gas central heating radiator and front facing UPVC double glazed window.

Bathroom

4'6" x 9'4" (1.39m x 2.87m)

Modern bathroom fitted with 3 piece suite comprising: pedestal wash hand basin, WC and bath with reclaimed teak panels and thermostatic shower over with rainwater shower head. Being fully tiled and having bespoke heated towel rail and rear facing UPVC double glazed obscured window.

Bedroom Three

6'4" x 9'4" (1.95m x 2.86m)

Neutrally decorated and having UPVC double glazed window, gas central heating radiator and carpeted flooring.

Attic Bedroom Two

11'5" x 19'9" (3.48m x 6.04m)

With reclaimed mahogany handrail and carpeted stairs rising to the well presented attic bedroom featuring exposed floorboards, large rear facing Velux window, exposed brickwork, and a cast iron radiator.

Outside

To the rear of the property lies a low maintenance garden and access to a brick built outhouse.



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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



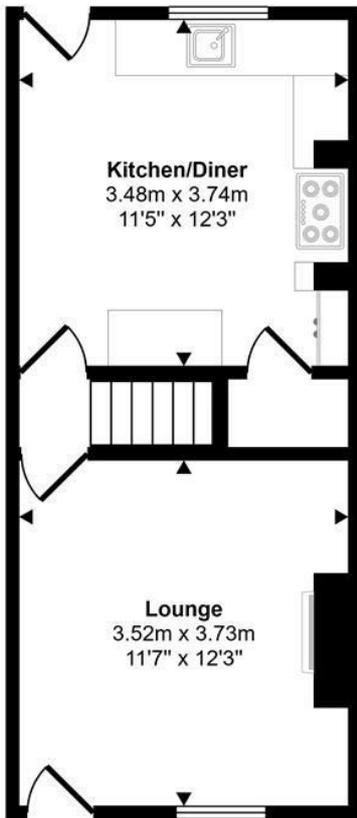
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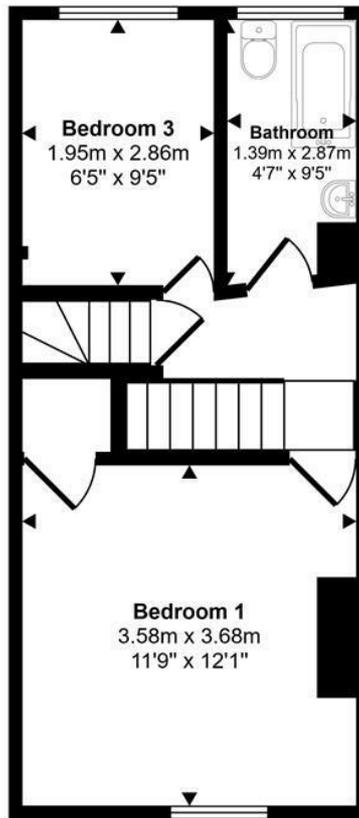
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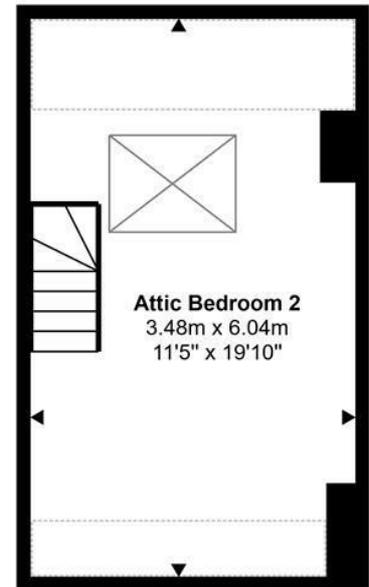
Approx Gross Internal Area
81 sq m / 870 sq ft



Ground Floor
Approx 30 sq m / 321 sq ft



First Floor
Approx 30 sq m / 323 sq ft



Second Floor
Approx 21 sq m / 226 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			
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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