



## Chesterfield Road, Sheffield S8 0RW

**Guide Price £220,000**

\*\*\*Guide Price £220,000 - £240,000\*\*\*

Virtual Walk Through Tour

SK Estate Agents are delighted to offer for sale, with NO ONWARD CHAIN this spacious and well presented, three bedroom, mid-terraced property situated in this highly popular neighbourhood, 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: Freehold



## Entrance Hallway

Entry via front facing UPVC door into welcoming entrance hallway. Having laminate flooring, gas central heating radiator and carpeted stairs rising to first floor.

## Lounge

11'7" x 14'10" (3.54m x 4.54m)

Large lounge made bright and airy by virtue of the front facing UPVC double glazed bay window. Having laminate flooring and gas central heating radiator.

## Dining Room

11'7" x 12'5" (3.54m x 3.81m)

Rear facing and having UPVC double glazed window, laminate flooring and gas central heating radiator.

## Kitchen

8'11" x 10'3" (2.74m x 3.13m)

Fitted with a good range of high gloss wall and base units with wooden worktop incorporating four ring electric hob with electric oven beneath and extractor above. Having composite sink with drainer, space and plumbing for washing machine and space for fridge/freezer. Also having tiled flooring, tiled splash backs and side facing UPVC double glazed window. Benefiting from side facing UPVC door opening onto garden and combination boiler. Also having access to cellar which provides a useful additional storage space and has power, lighting and houses the meters.

## Landing

Having carpeted flooring and providing access to first floor accommodation. Also having carpeted stairs rising to attic and useful additional storage cupboard.

## Bathroom

8'9" x 9'9" (2.69m x 2.98m)

Well presented modern bathroom fitted with suite comprising panel bath, vanity sink low flush WC and double shower cubicle (1400mm x 900mm) with body wash and rainwater shower head. Having marble effect tiles to the walls, laminate flooring and side facing UPVC double glazed obscured glass window.

## Bedroom One

14'11" x 12'8" (4.56m x 3.88m)

Large front facing double bedroom having UPVC double glazed window, carpeted flooring and gas central heating radiator.

## Bedroom Two

8'9" x 12'6" (2.69m x 3.82m)

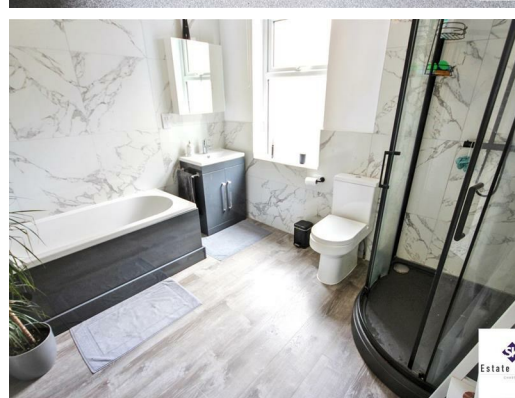
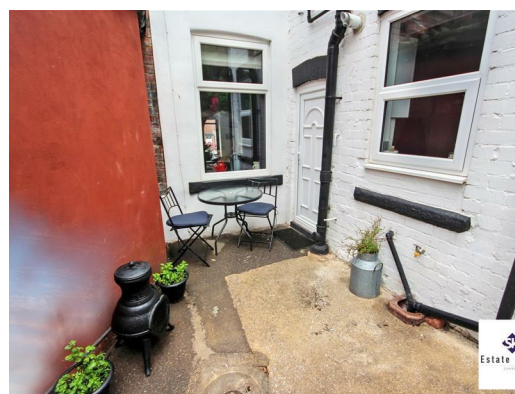
Rear facing double bedroom having carpeted flooring, gas central heating radiator and UPVC double glazed window.

## Bedroom Three

14'7" x 15'8" (4.46m x 4.80m)

Large attic bedroom having front facing Velux window, carpeted flooring and gas central heating radiator.

## Outside



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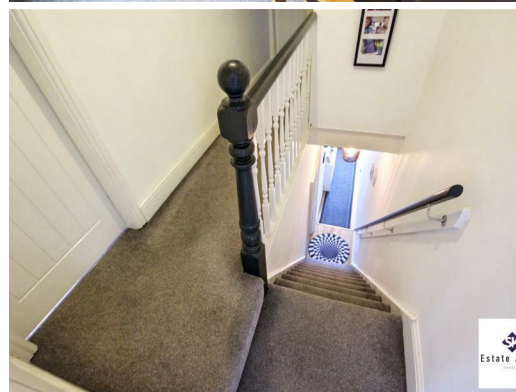
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Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567

Rear garden boasts space for seating, outdoor tap and large shed providing space for storage. Further well presented tiered section has further space for seating, laid to lawn area, raised beds and a vegetable patch.



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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Approx Gross Internal Area  
111 sq m / 1192 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) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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