



Boland Road, Sheffield S8 7HU

Guide Price £160,000

****Guide Price £160,000 - £170,000****

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN this spacious and well presented 3 bedroom mid-terraced property situated in the residential area of Lowedges. The accommodation in brief comprises: entrance hallway, large lounge, kitchen, utility room, 3 bedrooms, a bathroom, solar panels and off-street parking to the front. To the rear is a well maintained private garden. A viewing is highly advised to appreciate the size and standard of accommodation on offer.

Tenure: Freehold



Entrance

Entrance through front-facing UPVC double-glazed door into entrance hallway, having carpeted flooring, carpeted stairs to first floor and central heating radiator.

Lounge

10'0" x 16'11" (3.06m x 5.18m)

Neutrally decorated dual aspect lounge having front-facing UPVC double-glazed window, central heating radiator, and rear UPVC double glazed French doors leading to the rear garden.

Kitchen

10'11" x 7'10" (3.35m x 2.40m)

Having a range of cream wall and base units with contrasting roll-edged worktops incorporating one-and-a-half bowl stainless steel sink with swan neck mixer tap, five-ring gas hob with extractor above and electric oven beneath. Rear-facing UPVC double-glazed window and UPVC door leading to the rear garden. Laminate flooring and central heating radiator.

Utility Room

7'10" x 8'8" (2.41m x 2.65m)

Having front-facing UPVC double glaze window and door. Also having storage cupboards housing the metres. Providing useful storage space and having space and plumbing for washing machine and fridge freezer

First Floor Landing

Having carpeted flooring and rear facing UPVC double glazed window. Access to the loft which is fully boarded and a large storage space.

Bedroom One

10'5" x 8'7" (3.19m x 2.64m)

Large principal bedroom with front-facing UPVC double-glazed window, central heating radiator, carpeted flooring, and useful large over-stairs storage cupboard.

Bedroom Two

7'10" x 10'0" (2.41m x 3.05m)

A further double bedroom having front-facing UPVC double-glazed window, central heating radiator, and carpeted flooring.

Bedroom Three

8'7" x 7'11" (2.62m x 2.42m)

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

Bathroom

5'1" x 6'9" (1.55m x 2.06m)

Fitted with a white suite comprising: panel bath with thermostatic shower over and concertina glass shower screen, pedestal wash basin and low flush WC. Fully tiled walls, central heating radiator, cushioned flooring, extractor fan and rear-facing obscure UPVC double-glazed window.

Outside

To the front of the property lies a block paved driveway providing off-road parking for 2 vehicles.



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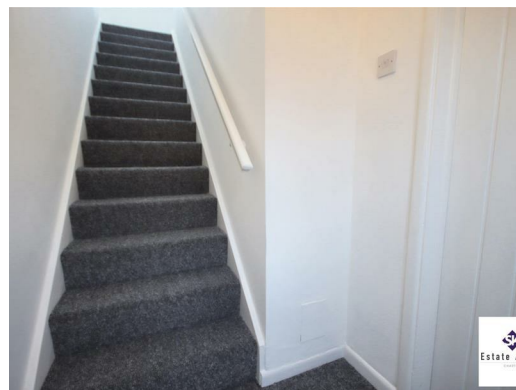
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To the rear of the property lies a private, enclosed garden featuring two patio seating areas, a generous lawn, and well-maintained borders.



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



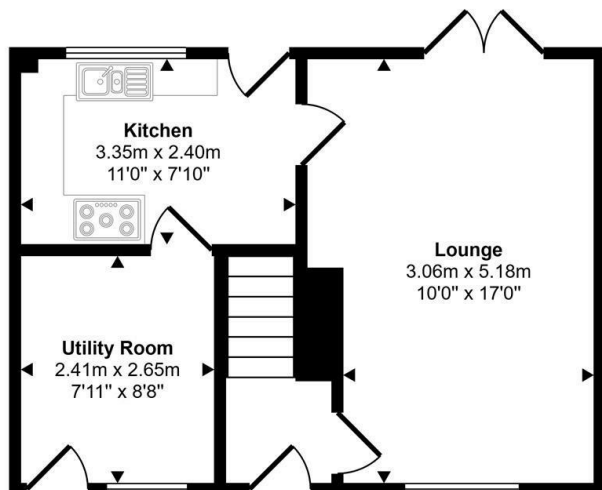
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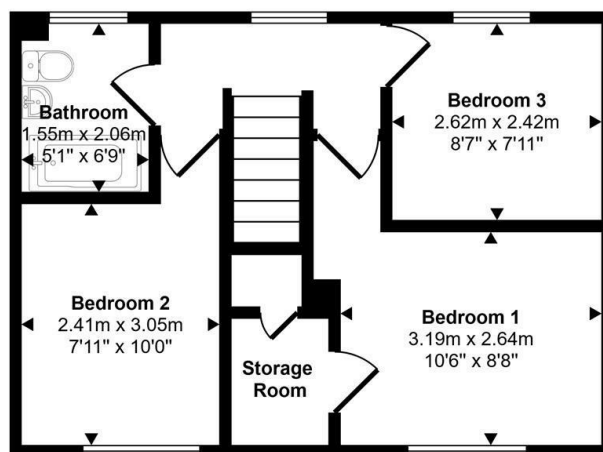
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Approx Gross Internal Area
74 sq m / 796 sq ft

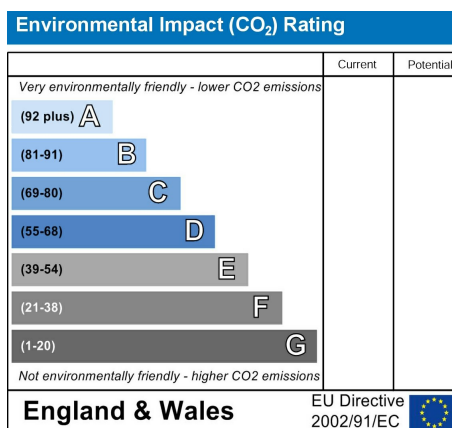
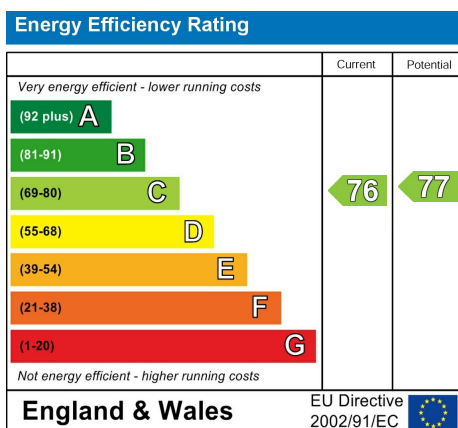


Ground Floor
Approx 37 sq m / 394 sq ft



First Floor
Approx 37 sq m / 402 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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