



Upper Valley Road, Sheffield S8 9HB

Guide Price £200,000

****GUIDE PRICE £200,000 - £220,000****

Virtual Tour Available

SK Estate Agents are pleased to offer to the market, for sale with NO ONWARD CHAIN, this well proportioned, three bedroom, mid-terrace property offering accommodation over three floors, together with a low maintenance tiered garden. Situated in the highly popular neighbourhood of Meersbrook, located just a short distance from good local shops, Meersbrook Park, good schools and transport links to Sheffield City Centre, the property would ideally be suited to first time buyers or investors. In need of a scheme of modernisation including an electrical rewire, the accommodation briefly comprises: lounge, dining room, cellar, off-shot kitchen, two bedrooms and bathroom to the first floor, a large attic bedroom and outside boasts storage outhouse plus a further shared brick built outhouse. A viewing is highly advised to avoid disappointment.

Tenure: Leasehold



Lounge

11'8" x 11'11" (3.58m x 3.64m)

A large front-facing lounge with a double-glazed window, radiator and carpeted flooring. The room includes a feature fireplace with a timber surround, inset fire and stone-faced display ledges to either side. A UPVC external entrance door with decorative glazing opens directly into the room, while a glazed internal door leads through to the remaining accommodation.

Dining Room

10'7" x 12'1" (3.23m x 3.69m)

A further reception room having a rear-facing window overlooking the garden, wood-effect laminate flooring, ceiling coving and a radiator. A stone fireplace surround incorporates a fitted fire, with a decorative metal canopy above. A glazed internal door provides direct access to the kitchen, with a further doorway leading to the entrance hall.

Cellar

11'8" x 15'0" (3.58m x 4.59m)

With storage to the cellar head.

Kitchen

5'8" x 7'10" (1.73m x 2.40m)

Off-shot kitchen fitted with a range of wood-effect wall and base units, complementary work surfaces and tiled splashbacks. The kitchen incorporates a one-and-a-half-bowl stainless-steel sink and drainer with mixer tap, a four-ring electric hob, built-under double oven and extractor hood. Further features include space for a microwave, space and plumbing for a washing machine, a wall-mounted boiler, wood-effect flooring, a rear-facing window and an external door providing access to the rear garden.

First Floor Landing

Carpeted landing with a timber spindle balustrade. Doors provide access to bedroom one, three and the bathroom, while a further staircase rises to the attic bedroom.

Bedroom One

11'10" x 12'0" (3.61m x 3.67m)

A spacious principal bedroom with a double-glazed window, gas central heating radiator and carpeted flooring. The room provides space for a range of freestanding bedroom furniture and includes a built-in storage cupboard with shelving.

Bedroom Three

6'5" x 9'5" (1.96m x 2.89m)

A rear-facing single bedroom with a double-glazed window overlooking the garden, radiator, grey carpeted flooring and neutral decoration. The room also provides space for freestanding bedroom furniture.

Bathroom

4'10" x 6'3" (1.48m x 1.91m)

Fitted with a three-piece suite comprising a panelled bath with mixer taps, shower attachment and glazed screen, a pedestal wash basin and a WC. Further features include: fully tiled walls, tile-effect vinyl flooring, a wall-mounted mirror with lighting, a grab rail and an obscure-glazed window.



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Attic Bedroom

11'10" x 11'3" (3.61m x 3.45m)

Occupying the upper floor, this attic bedroom has sloping ceilings, a rooflight, central heating radiator and exposed timber floorboards. A range of fitted cupboards beneath the eaves provides storage, while the staircase is finished with a painted timber spindle balustrade.

Outside

The property has an enclosed, tiered rear garden arranged over several levels. Immediately adjoining the house is a raised decked seating area, with an artificial lawn beyond, bordered by mature shrubs, flowering plants and established planting.

Steps lead to an upper paved patio, providing a further outdoor seating area, with the garden enclosed by boundary walls and fencing.

The garden benefits from the sole use of one outhouse, and also has the use of a larger SHARED OUTHOUSE, which is for storage and shared between 4 other properties.



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
95 sq m / 1027 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.

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		
(39-54) E		
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