SK estate agents

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Alexandra Road, Sheffield S2 3EH

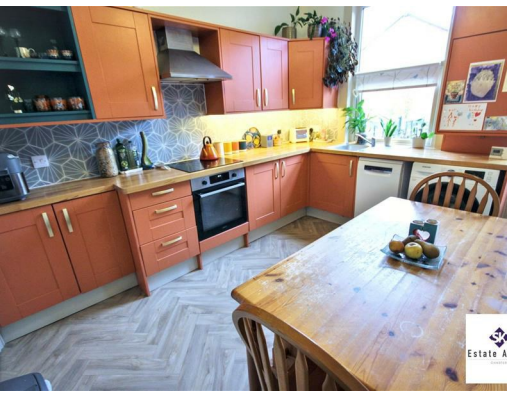
Guide Price £220,000

Guide Price £220,000 - £240,000

SK Estate Agents are delighted to offer to the market this beautifully presented, three bedroom, mid-terraced property situated within this popular area of Heeley, close to Heeley City Farm. Ideal for first time buyers, professional couples or investors and having access to a wide variety of local amenities and being well placed for transport links into the City Centre. The property briefly comprises; lounge, dining kitchen, cellar, two bedrooms and bathroom to the first floor, attic bedroom with large storage cupboard, and good sized garden to the rear. The property is truly deserving of an internal viewing.

Virtual Walk Through Tour Available

Tenure: Freehold







Lounge
11'2" x 11'6" (3.42m x 3.52m)
Accessed via the front facing UPVC double glazed door into the welcoming lounge which has been beautifully decorated and boasts a tiled feature fireplace, carpeted flooring and gas central heating radiator.

Hallway
With carpeted flooring and stairs rising to first floor.

Kitchen/Diner
10'9" x 11'10" (3.29m x 3.63m)
Well proportioned dining kitchen fitted with a good range of wall and base units with complimentary wooden work surfaces incorporating stainless steel sink and drainer with mixer tap, and 4 ring electric hob with oven below and extractor above. Having space and plumbing for washing machine and slimline dishwasher, the kitchen provides ample space for a dining table and chains and also houses the combination boiler. Having cushioned flooring, rear facing UPVC double glazed window with viewings over the garden, and UPVC door providing garden access. A door leads to the cellar.

Cellar
Providing space to the cellar head for fridge/freezer.

First Floor Landing
With carpeted flooring and access to the second floor.

Bedroom One
11'3" x 11'8" (3.43m x 3.58m)
Front facing double bedroom benefitting from ample space for freestanding furniture, carpeted flooring and gas central heating radiator. Having UPVC double glazed window.

Bedroom Three
5'10" x 8'8" (1.80m x 2.66m)
Neutrally decorated rear facing bedroom with carpeted flooring, gas central heating radiator and large UPVC double glazed window providing ample natural light.

Bathroom
5'8" x 8'6" (1.73m x 2.60m)
Fitted with white three piece suite comprising: bath with shower off the taps, low flush WC and pedestal wash hand basin with mixer tap. Benefitting from cushioned flooring, gas central heating radiator and UPVC double glazed obscured glass window.

Attic Bedroom Two
8'6" x 12'1" (2.60m x 3.69m)
An inviting double bedroom with large dormer having UPVC double glazed window with far reaching views, gas central heating radiator and carpeted flooring.

Storage
10'10" x 4'10" (3.31m x 1.49m)
Store room boasting Velux window and having carpeted flooring.

Outside
To the front of the property lies a small low maintenance garden with path







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to the front entrance door.
To the rear lies a long garden with paved patio, fenced and wall borders and space for outdoor seating.







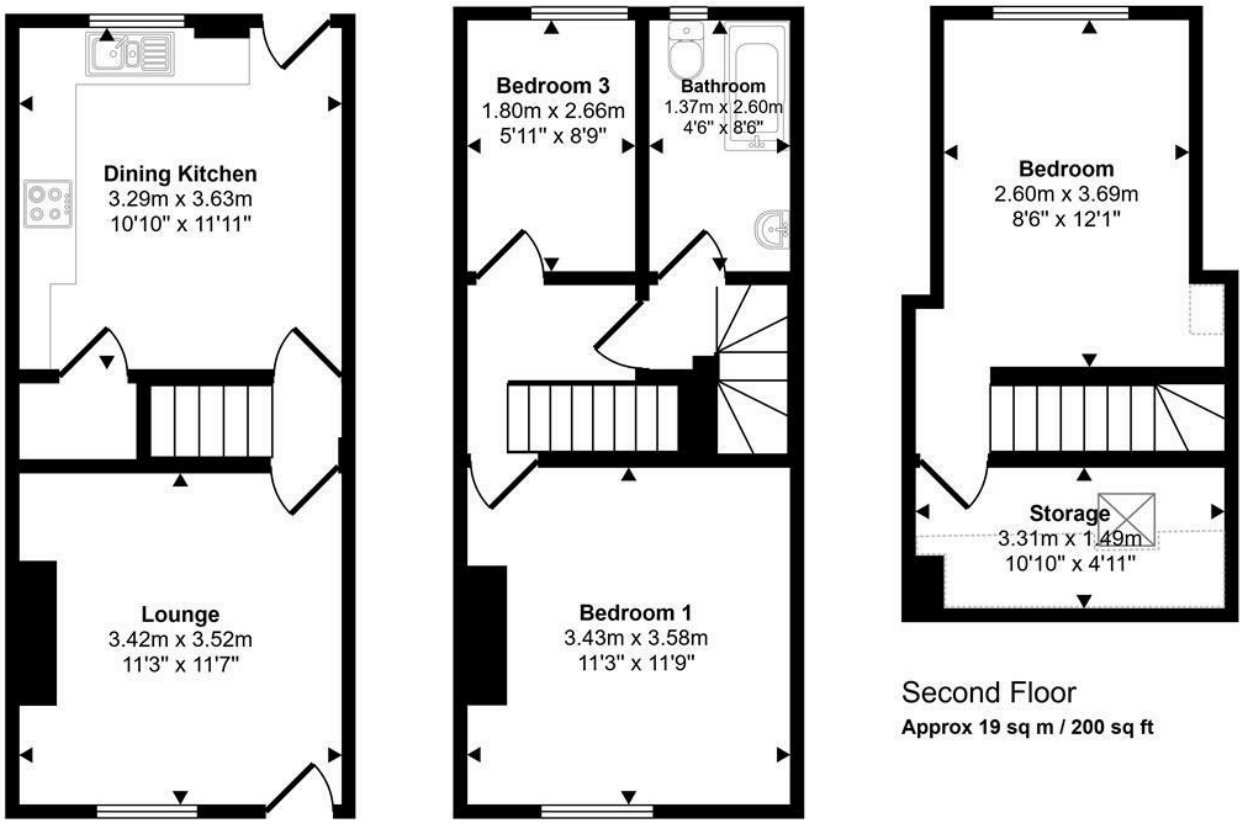




In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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

Approx Gross Internal Area
74 sq m / 801 sq ft



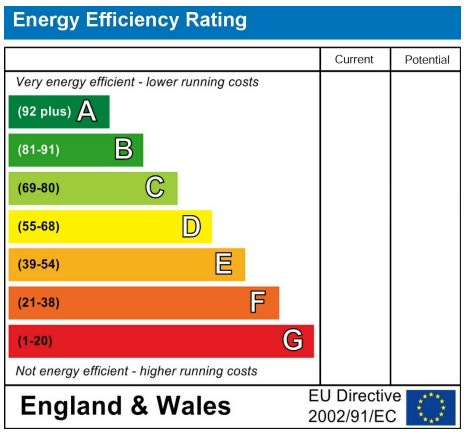
Ground Floor
Approx 28 sq m / 298 sq ft

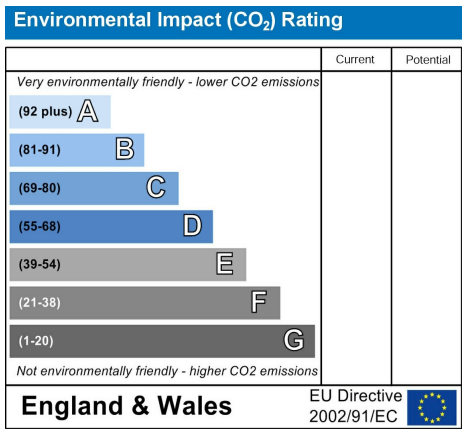
First Floor
Approx 28 sq m / 303 sq ft

Second Floor
Approx 19 sq m / 200 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.





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