SK estate agents

passionate about property



Hazlebarrow Road, Sheffield S8 8AW

Guide Price £150,000

GUIDE PRICE £150,000 - £160,000

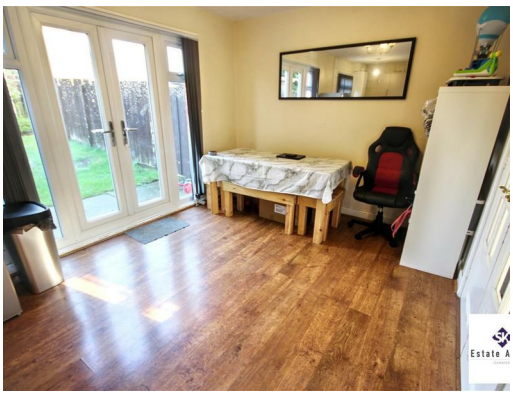
VIRTUAL TOUR

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN this well presented three bedroom end terraced property. Close to all local amenities and shops with excellent transport links to the city centre, this property briefly comprises: modern fitted dining kitchen, good sized lounge, three bedrooms, downstairs WC, shower room, and a low maintenance private rear garden. The property benefits from gas central heating and double glazing throughout. Early viewings are recommended.

Please note this is a Vic Hallam type property.

Tenure: Freehold







Entrance Hallway
Accessed via a front-facing glazed composite entrance door, the hallway benefits from laminate flooring, a central heating radiator, an understairs storage cupboard and a further useful storage cupboard. Doors provide access to the ground floor accommodation and carpeted stairs rise to first floor accommodation.



Downstairs WC
Conveniently positioned on the ground floor, the downstairs WC benefits from a front facing UPVC obscured window and has a low flush WC and wall mounted wash basin.



Dining Kitchen
19'11" x 9'8" (6.09m x 2.96m)
A spacious open-plan dining kitchen, fitted with a range of white wall and base units with contrasting roll-edged worktops, incorporating a four-ring gas hob with extractor hood above and integrated oven below. Further features include a stainless steel sink and drainer with mixer tap, tiled splashbacks, space and plumbing for a washing machine and space for a freestanding fridge freezer. Having laminate flooring, a central heating radiator, rear-facing UPVC double glazed window and UPVC double glazed French doors providing direct access to the rear garden.



Lounge
10'8" x 9'11" (3.26m x 3.03m)
A well-presented reception room having a front-facing UPVC double glazed window, laminate flooring and a feature fireplace incorporating an electric fire with wooden surround and hearth. Also benefiting from a central heating radiator and a door providing access to the entrance hallway.

Landing
Having carpeted flooring, loft access and an additional storage cupboard.



Shower Room
6'9" x 6'7" (2.06m x 2.02m)
Shower room equipped with an electric shower, pedestal wash basin and low flush WC. Benefiting from tiled flooring and splashbacks, rear facing obscured UPVC double glazed window and gas central heating radiator.

Bedroom One
10'7" x 9'8" (3.24m x 2.97m)
Large rear double bedroom with walk in wardrobe, having laminate flooring, gas central heating radiator and TV Point. Benefiting from the rear facing UPVC double glazed window with views over the rear garden.



Bedroom Two
12'6" x 9'9" (3.83m x 2.98m)
This double bedroom is made bright and airy through the large rear facing UPVC double glazed window. Having laminate flooring, gas central heating radiator and TV point.

Bedroom Three
10'8" x 6'7" (3.27m x 2.01m)
Good sized third bedroom, having laminate flooring, gas central heating radiator and front facing UPVC double glazed window.

Outside

To the front of the property lies a well presented paved/cobbled area with additional storage room at the side of the entrance door.

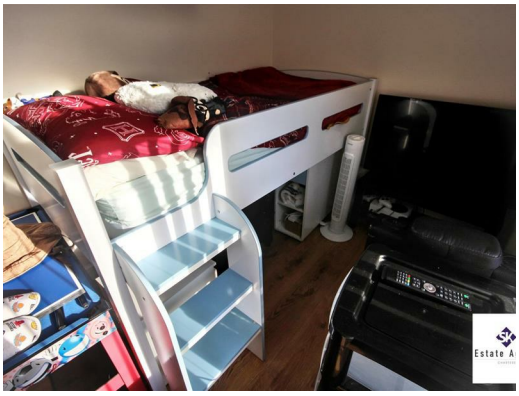
The rear garden has a paved patio seating area, a lawned area and is enclosed by timber fencing. An additional door provides access to an internal storage area.







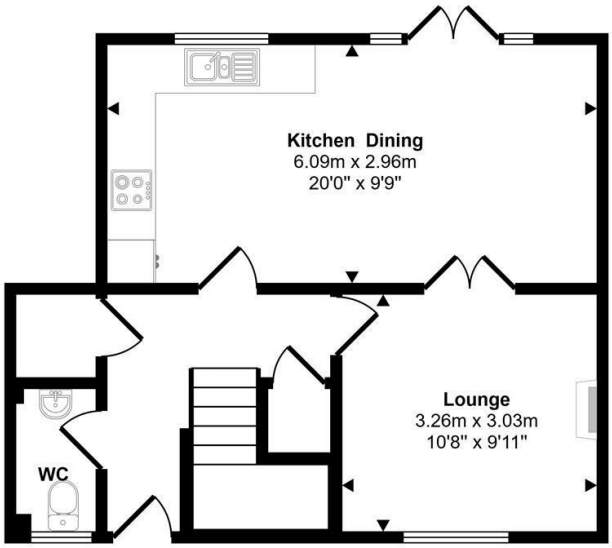


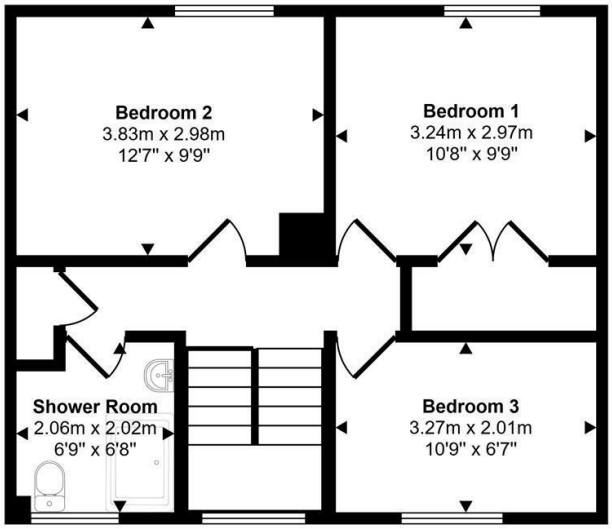


In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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
85 sq m / 915 sq ft





Ground Floor
Approx 41 sq m / 438 sq ft

First Floor
Approx 44 sq m / 477 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.

