



Valley Road, Sheffield S8 9GB

Guide Price £225,000

****Guide Price £225,000 - £250,000****

Virtual Walk Through Tour

SK Estate Agents are delighted to offer to the market for sale and with NO ONWARD CHAIN this well-proportioned, three bedroom, three bathroom, mid-terrace property set over three floors. Situated in the highly desirable neighbourhood of Meersbrook and close to a host of local shops, Meersbrook Park, and amenities, this property would be ideally suited to first time buyers, a small family or investors. In brief, the accommodation comprises: lounge, dining kitchen, cellar, three double bedrooms, two with en-suite, and bathroom. The property further benefits from UPVC double glazing and gas central heating throughout.

Tenure: Leasehold



Kitchen/Diner

12'0" x 12'0" (3.66m x 3.67m)

Entry via composite and glazed door into kitchen.

Well presented dining kitchen fitted with a good range of wall and base units with contrasting work surfaces incorporating one and half bowl sink with drainer and mixer tap, and 4 ring gas hob with extractor hood above. Boasting mid-height oven and grill, space and plumbing for washing machine and dishwasher, gas central heating radiator and tiled flooring. There is a rear facing UPVC double glazed window providing views over the garden and door to cellar.

Cellar

Providing space for fridge/freezer to the cellar head. The cellar houses the fuse board and gas and electric meters.

Hallway

Having parquet style flooring and carpeted stairs rising to first floor.

Lounge

11'10" x 11'6" (3.62m x 3.51m)

Welcoming reception room with feature fireplace, parquet style flooring, front facing UPVC double glazed window, gas central heating radiator and wooden and glazed entrance door.

First Floor Landing

Having carpeted flooring and stairs rising to second floor.

Bedroom One with en-suite

11'10" x 11'11" (3.63m x 3.64m)

Beautifully presented principal bedroom with large UPVC double glazed window, carpeted flooring and gas central heating radiator.

The en-suite shower room boasts a low flush WC, shower cubicle with thermostatic shower and wall mounted sink. Having tiling to the floor and splash backs areas.

Bathroom

5'1" x 9'3" (1.56m x 2.84m)

Stunning bathroom fitted with white three piece suite comprising: bath with mixer taps and shower head, vanity unit with counter top sink and low flush WC. Benefitting from tiling to the splash back areas, floors and having gas central heating radiator and rear facing UPVC double glazed obscured window.

Bedroom Three

10'2" x 9'4" (3.12m x 2.85m)

A third double bedroom with fitted wardrobes, laminate flooring, gas central heating radiator, and rear facing UPVC double glazed window with views over the garden.

Attic Bedroom Two with En-Suite

9'0" x 16'8" (2.75m x 5.09m)

Well proportioned attic bedroom boasting excellent storage, front and rear facing dormer windows with UPVC double glazing providing ample natural light, laminate flooring and gas central heating radiator.



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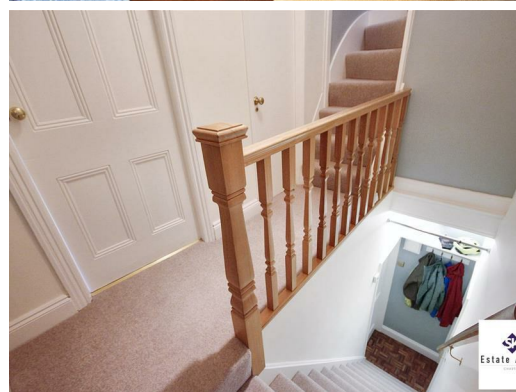
En-Suite

3'8" x 9'4" (1.14m x 2.87m)

The open shower room benefits from pedestal wash hand basin, a low flush WC, corner shower cubicle with thermostatic shower, laminate flooring and Velux window.

Outside

To the rear of the property lies a patio area with steps rising to the lawn. The garden enjoys some mature planting and a paved patio area for seating and entertaining. To the back of the garden is a brick outhouse which benefits from bike hangers and an area for the bins to be stored.



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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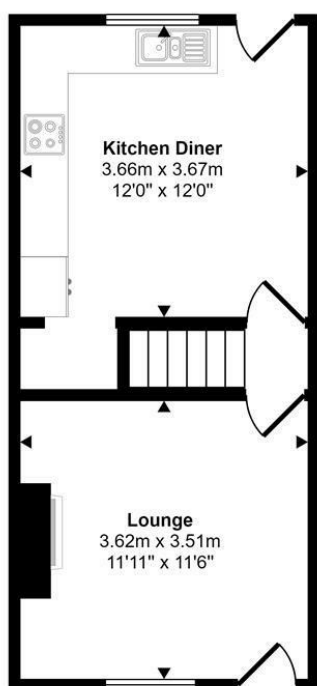
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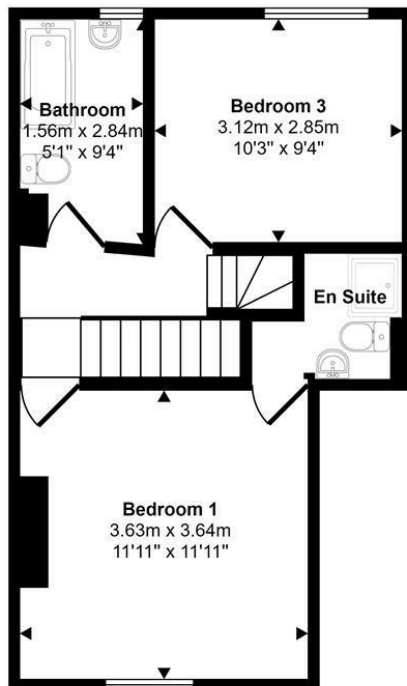
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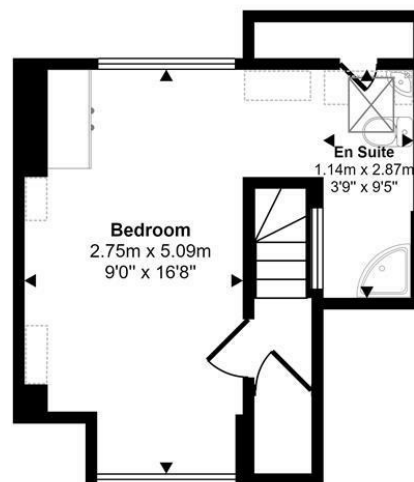
Approx Gross Internal Area
88 sq m / 949 sq ft



Ground Floor
Approx 30 sq m / 323 sq ft



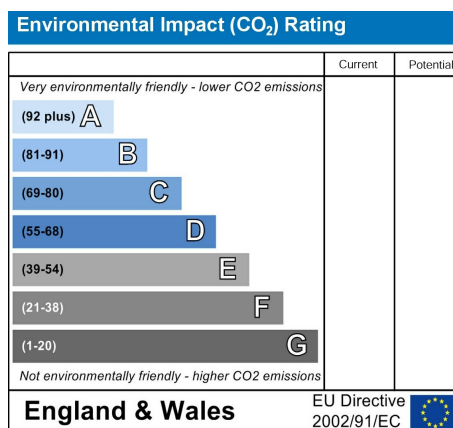
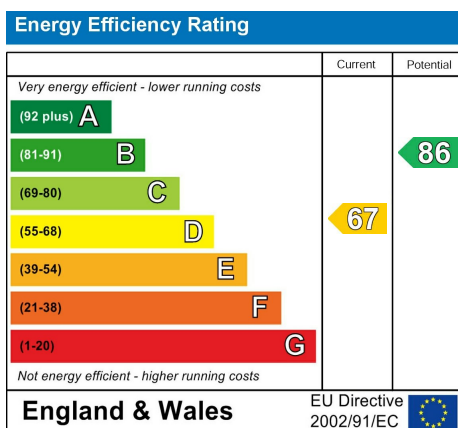
First Floor
Approx 36 sq m / 383 sq ft



Second Floor
Approx 22 sq m / 242 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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