



**Jordanthorpe Green, Sheffield S8 8DZ**

**Offers Over £150,000**

SK Estate Agents are pleased to offer to the market for sale this 2 bedroom, end-terraced family home. Enjoying a position on this quiet-cul-de-sac within this popular area, the property takes in attractive views and boasts off-road parking to the front whilst enjoying a large private garden to the rear. The accommodation briefly comprises: entrance hall, lounge, dining kitchen, 2 good sized bedrooms, family bathroom, off-road parking and a good sized rear garden. A viewing is advised.

Tenure: Leasehold



## Entrance

Accessed via the front-facing UPVC double glazed door opening into the entrance hall having carpeted flooring, central heating radiator, and stairs leading to the first floor.

## Lounge

12'6" x 13'0" (3.83m x 3.98m)

A welcoming reception room with front-facing UPVC double glazed window, additional side-facing UPVC double glazed window, gas central heating radiator, carpeted flooring, a useful under-stairs storage cupboard and also benefitting from a feature electric fireplace.

## Breakfasting Kitchen

12'7" x 7'7" (3.86m x 2.32m)

Fitted with a range of wood-effect wall and base units with contrasting roll-edge worktops, incorporating a stainless steel sink with swan neck mixer tap. Having four-ring gas hob with extractor above and electric oven beneath, space for fridge/freezer, space and plumbing for washing machine, and a breakfast bar. The kitchen also benefits from a gas central heating radiator, cushioned flooring, a rear-facing UPVC double glazed window and door giving access to the rear garden. Also housing the the combi boiler.

## Landing

With carpeted flooring, side-facing obscure glass UPVC double glazed window, and loft hatch.

## Bathroom

6'2" x 5'11" (1.88m x 1.82m)

The bathroom is fitted with a modern white suite comprising: low flush WC, pedestal wash hand basin, and panelled bath with glass shower screen and electric shower over. Having rear-facing obscure glass UPVC double glazed window, tiled flooring, and half-tiled walls to the splashbacks.

## Bedroom One

9'5" x 11'10" (2.88m x 3.61m)

Good size principal bedroom boasting fitted wardrobes and drawers, two storage cupboards and has a front facing UPVC double glazed window, central heating radiator, and carpeted flooring.

## Bedroom Two

6'0" x 8'9" (1.83m x 2.67m)

Second bedroom with rear-facing UPVC double glazed window, central heating radiator, and carpeted flooring.

## Outside

To the front of the property lies a block paved driveway providing off-road parking. There is a lawn area laid with artificial grass which has gravel borders.

To the rear of the property lies a paved patio seating area, lawn with gravel borders, and fenced boundaries for privacy.



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Company No: 08028567



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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



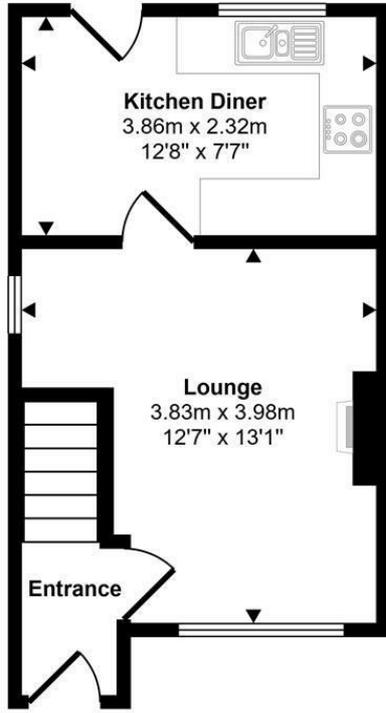
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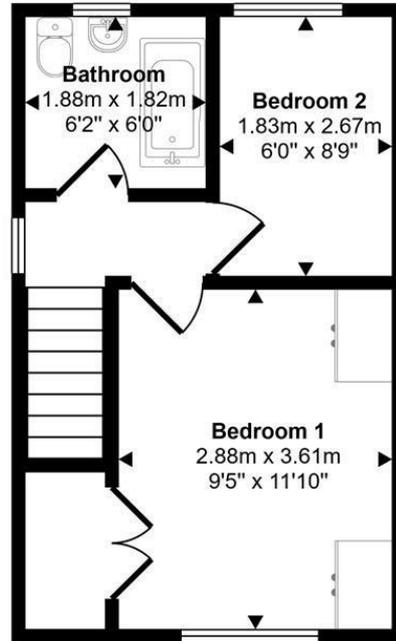
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Approx Gross Internal Area  
50 sq m / 541 sq ft



Ground Floor  
Approx 25 sq m / 272 sq ft



First Floor  
Approx 25 sq m / 269 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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