



Sandby Drive, Sheffield S14 1DF

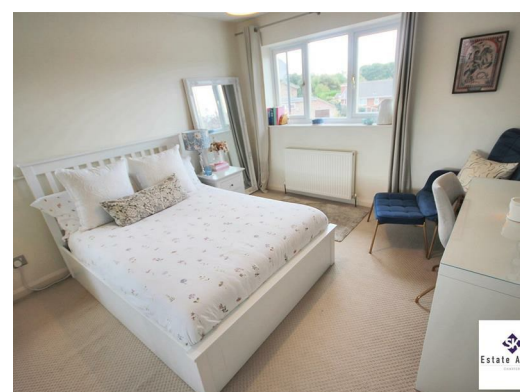
Guide Price £110,000

****Guide Price £110,000 - £120,000****

Virtual Walk Through Available

SK Estate Agents are delighted to offer to the market with NO ONWARD CHAIN this well presented one bedroom town-house located within the popular area of Gleadless and within easy access of public transport links, shops, amenities and the Super Tram. Having gas central heating and UPVC double glazing, the accommodation briefly comprises; an open-plan living room, kitchen, one double bedroom, shower room and low maintenance front garden. There is also an allocated car parking space.

Tenure: Leasehold



Entrance

A welcoming entrance porch with tiled flooring and a modern UPVC entrance door, complemented by a timber framed side window which allows natural light to flood the space. This practical area is ideal for storing coats and shoes before entering the main accommodation.

Open Plan Lounge/Kitchen

18'4" x 13'3" (5.61m x 4.06m)

A bright and sociable open plan living space comprising a lounge and kitchen. The lounge area is neutrally decorated and enjoys a front facing window and fitted carpet, providing a comfortable and inviting setting. The kitchen is fitted with a range of modern wood-effect wall and base units with contrasting black granite-style work surfaces and splashbacks. Integrated appliances include a stainless steel oven with four ring gas hob and extractor above, while there is space and plumbing for a washing machine. A rear facing window provides further natural light, and a breakfast bar offers an ideal spot for casual dining. A useful under-stairs cupboard provides additional storage, and an open staircase rises to the first floor.

Landing

Providing access to all first floor rooms, the landing also houses a built-in cupboard containing the gas fired combi boiler.

Bedroom

10'10" x 11'1" (3.32m x 3.38m)

A generously sized double bedroom made light and airy by front and side facing UPVC double glazed windows. The room benefits from fitted mirrored sliding wardrobes offering excellent storage and is finished in neutral tones with fitted carpet.

Shower Room

6'8" x 6'8" (2.05m x 2.04m)

A modern and stylish shower room fitted with a large walk-in shower enclosure with glass screen and tiled surround, a wall-mounted wash hand basin with storage drawer beneath, and a low flush WC. The space is complemented by a heated towel rail, part tiled walls and tiled flooring, and a front facing obscure glazed window.

Outside

The property enjoys a low-maintenance front garden with paved seating area, decorative gravel borders, and a gated pathway. There is also the benefit of an allocated parking space for one car.



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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



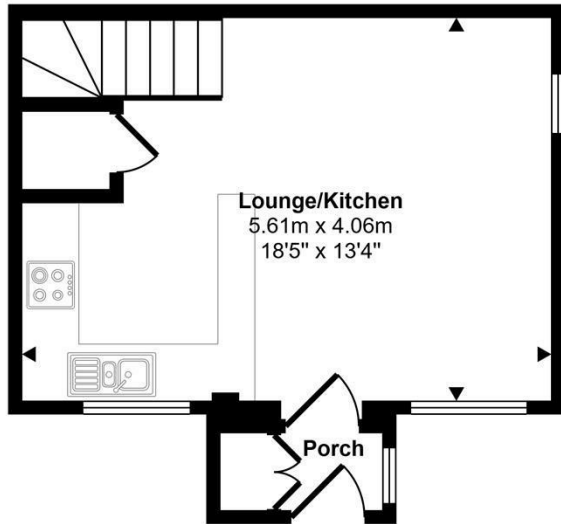
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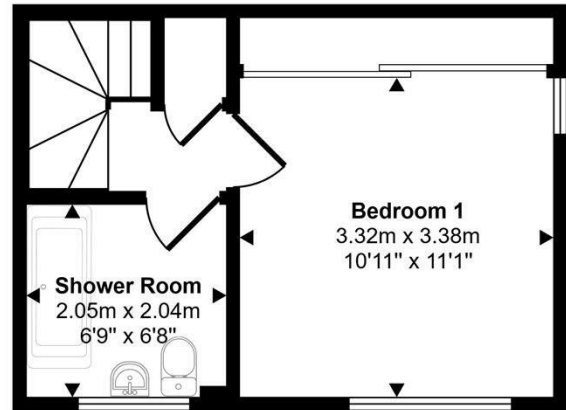
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Approx Gross Internal Area
47 sq m / 507 sq ft

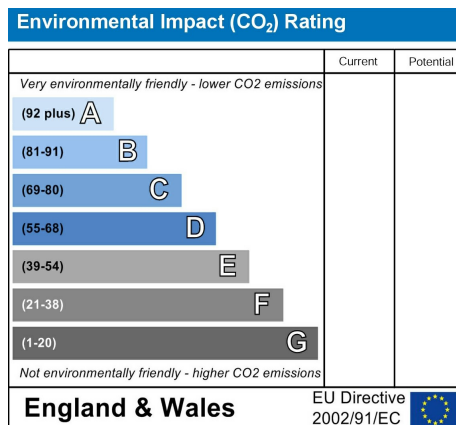
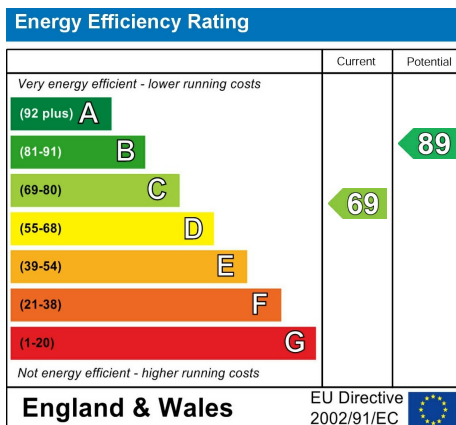


Ground Floor
Approx 25 sq m / 267 sq ft



First Floor
Approx 22 sq m / 241 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.



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