



Meersbrook Avenue, Sheffield S8 9ED

Guide Price £200,000

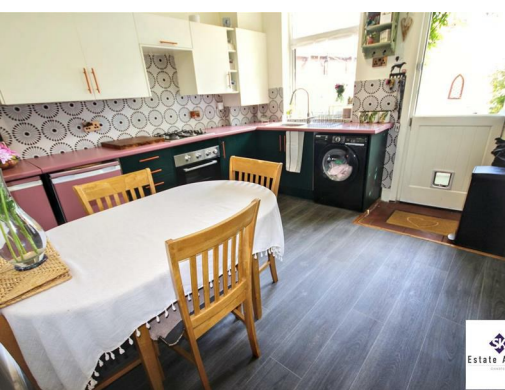
****GUIDE PRICE £200,000 - £225,000****

[Virtual Tour](#)

SK Estate Agents are delighted to offer to the market for sale with NO ONWARD CHAIN this well presented, three bedroom, mid-terrace property set over three floor. Located in the popular neighbourhood of Meersbrook and close to a host of local amenities, supermarkets and well served for excellent transport links to Sheffield City Centre. Ideally suited to first-time buyers or investors, the accommodation briefly comprises:

A viewing is highly advised to appreciate the size and high standard of property on offer.

Tenure: Leasehold



Lounge

10'8" x 11'2" (3.27m x 3.41m)

Entrance through a front-facing UPVC door into the well presented lounge boasting exposed timber flooring, an electric wood-burner-effect fire with marble hearth, a front-facing UPVC double glazed window, and central heating radiator.

Kitchen/Diner

10'9" x 11'5" (3.30m x 3.48m)

Fitted with a good range of white and green wall and base units with contrasting roll-edge worktops incorporating a four-ring gas hob with electric oven beneath and a stainless steel sink with swan-neck mixer tap. Having space and plumbing for a washing machine, together with space for an under-counter fridge and freezer, the kitchen also features cushioned vinyl flooring, a timber stable door leading to the rear garden and a useful under-stairs pantry/storage cupboard. A further door provides access to the cellar. The kitchen also houses the combination boiler.

Cellar

Providing storage.

First Floor Landing

Having carpeted flooring, a central heating radiator and stairs leading to the attic bedroom.

Bedroom One

10'9" x 11'4" (3.30m x 3.47m)

Well presented principal bedroom having a front facing UPVC double-glazed window, carpeted flooring, central heating radiator and a useful under-stairs storage cupboard.

Bedroom Two

5'6" x 8'5" (1.68m x 2.57m)

Having a rear facing UPVC double glazed window, carpeted flooring and a central heating radiator.

Bathroom

4'5" x 8'6" (1.36m x 2.61m)

Modern bathroom fitted with three piece suite comprising: panelled bath with swan-neck mixer tap and thermostatic shower over, low-flush WC and vanity wash basin with chrome mixer tap. Also having a rear facing UPVC double-glazed window with obscure glass, cushioned vinyl flooring and a central heating radiator.

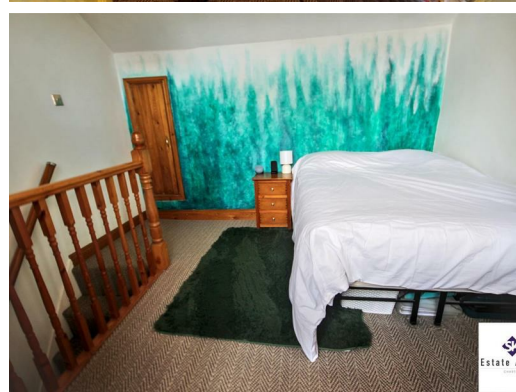
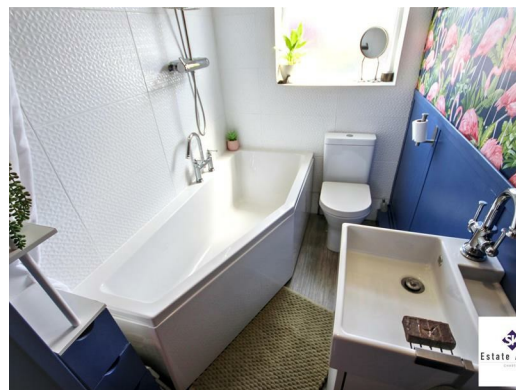
Attic Bedroom Three

10'9" x 12'4" (3.28m x 3.78m)

A good sized attic bedroom having a rear facing UPVC double glazed dormer window with views across Sheffield, and having carpeted flooring, central heating radiator and a built-in storage cupboard.

Outside

To the rear is a welcoming and relaxing enclosed, low-maintenance garden with an artificial lawn and pebbled seating area. The garden has no shared pedestrian access across it and has timber fencing to one side.



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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



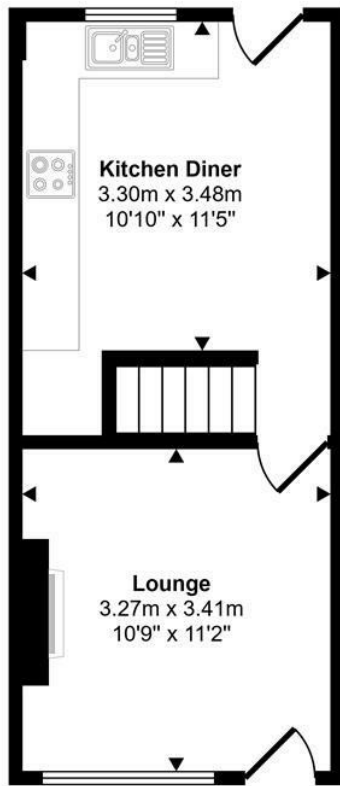
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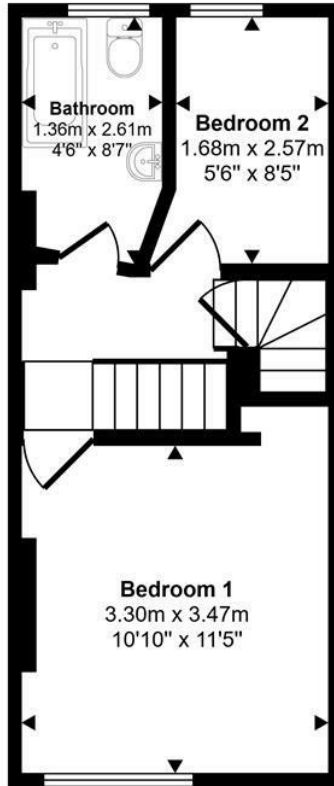
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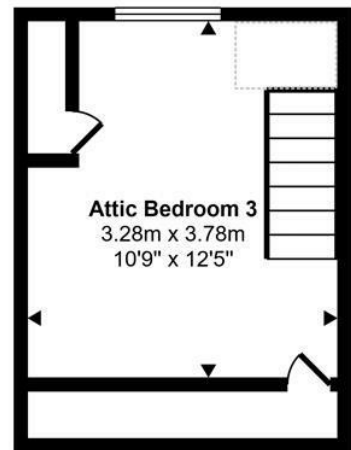
Approx Gross Internal Area
67 sq m / 717 sq ft



Ground Floor
Approx 26 sq m / 281 sq ft



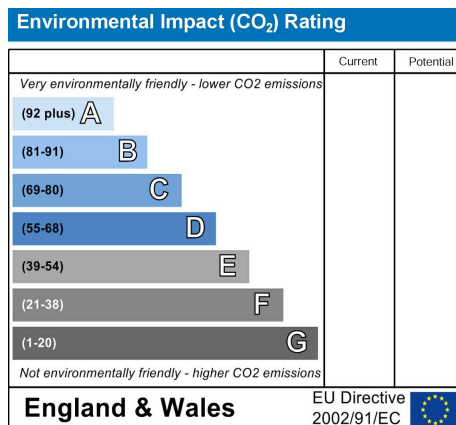
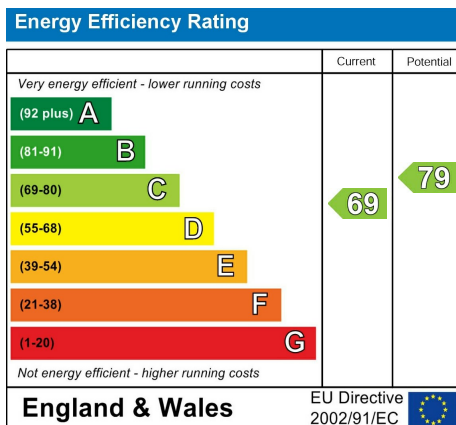
First Floor
Approx 26 sq m / 280 sq ft



Second Floor
Approx 14 sq m / 156 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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