



Valley Road, Sheffield S8 9GB

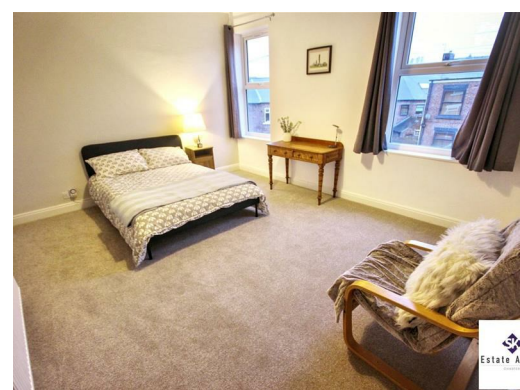
Guide Price £200,000

****Guide Price £200,000 - £225,000****

Virtual Walk Through Tour Available

SK Estate Agents are delighted to offer to the market for sale with NO ONWARD CHAIN this well-presented, three bedroom, mid-terrace property which is 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 bedrooms, and bathroom. The property further benefits from UPVC double glazing and gas central heating throughout. A viewing is highly advised to appreciate the standard of property on offer.

Tenure: Leasehold



Lounge

11'11" x 12'2" (3.64m x 3.72m)

Accessed via front facing UPVC double glazed door into welcoming lounge made bright by way of the large UPVC double glazed window and having feature fireplace, carpeted flooring and having central heating radiator.

Kitchen/Diner

11'7" x 11'8" (3.54m x 3.57m)

A well equipped dining kitchen fitted with a range of wall and base units with contrasting work surfaces incorporating 4 ring gas burner with electric oven below and extractor above, and stainless steel sink with mixer tap and drainer. Having space and plumbing for washing machine and dishwasher, gas central heating radiator, vinyl flooring, ample space for freestanding dining furniture, and rear facing UPVC double glazed window and door. Access to the cellar.

First Floor Landing

With carpeted flooring and stairs rising to attic.

Bedroom One

14'9" x 11'11" (4.51m x 3.64m)

A beautifully presented principal bedroom boasting two UPVC double glazed windows, carpeted flooring, gas central heating radiator, useful fitted wardrobe and storage above the stairs.

Bedroom Three

7'8" x 9'6" (2.34m x 2.91m)

With carpeted flooring, fitted wardrobe, gas central heating radiator and UPVC double glazed window.

Bathroom

6'0" x 9'4" (1.84m x 2.87m)

Well presented bathroom fitted with a white three piece suite comprising: bath with shower over, WC and pedestal wash hand basin. Benefitting from tiling to the splashback areas, gas central heating radiator, fitted storage cupboard housing the boiler, UPVC double glazed obscured glass window and laminate flooring.

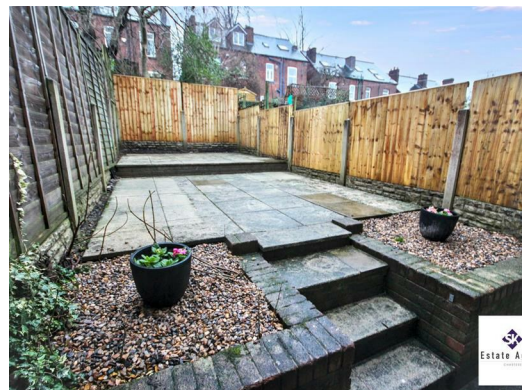
Attic Bedroom Two

15'11" x 14'6" (4.86m x 4.43m)

Well proportioned and neutrally decorated attic bedroom with front-facing Velux window, exposed wooden flooring, built-in storage cupboard and central heating radiator.

Outside

To the rear of the property lies a low-maintenance garden with a large paved patio area, and is fully enclosed by timber fencing.



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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



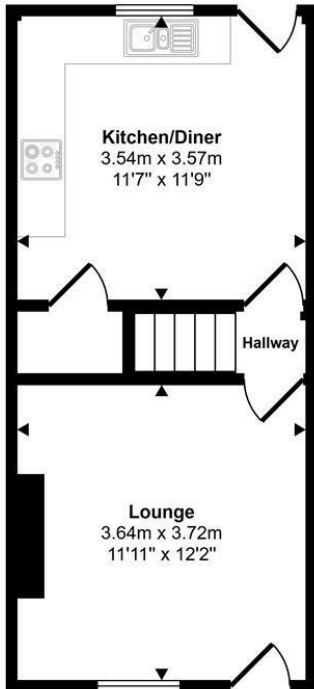
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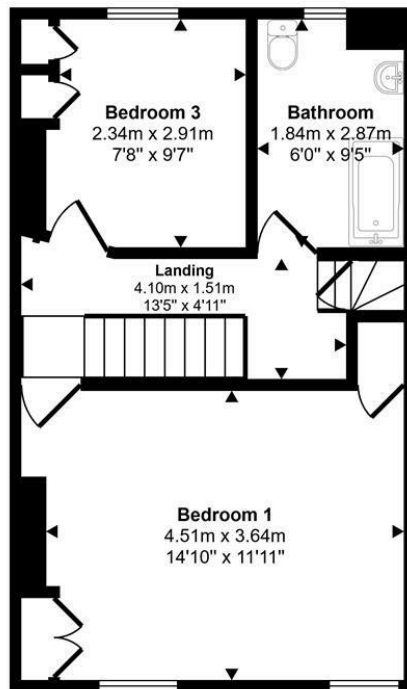
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Approx Gross Internal Area
90 sq m / 966 sq ft



Ground Floor
Approx 30 sq m / 323 sq ft



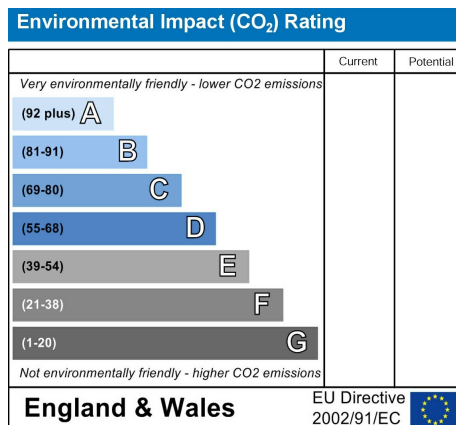
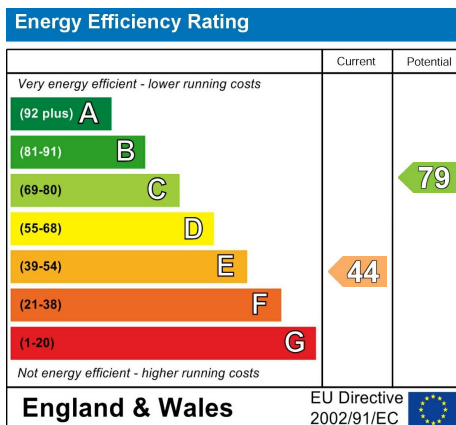
First Floor
Approx 40 sq m / 432 sq ft



Second Floor
Approx 20 sq m / 210 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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