



**Albert Road, Sheffield S8 9QZ**

**£595 Per Calendar Month**

Available from 1st April is this stunningly presented unfurnished three double bed roomed mid terrace property located in this highly desirable residential suburb within easy reach of a host of local amenities. In brief the property comprises:- large lounge, dining area, kitchen, cellar, large bathroom and three double bedrooms. An internal viewing is essential to avoid disappointment. No Pets.



## Lounge

Entrance through front facing UPVC double glazed door into lounge. Neutrally decorated having feature wall mounted electric fire, carpeted flooring, gas central heating radiator and front facing UPVC double glazed window.

## Dining Room

Large dining room having carpeted flooring, rear facing UPVC double glazed window, gas central heating radiator and door providing access to cellar storage. Also housing the boiler in a boiler cupboard.

## Kitchen

Modern kitchen fitted with a good range of white high gloss wall and base units with integrated electric oven. Having contrasting work surfaces incorporating stainless steel sink with drainer and four ring gas hob with extractor above. Benefiting from tiling to the splash back, tiled flooring, spot lighting, washing machine, fridge and freezer. Also having side facing UPVC double glazed window and door providing access to the pleasant rear garden.

## Stairs Rising to First Floor

## Master Bedroom

Large front facing double bedroom with UPVC double glazed window, carpeted flooring, gas central heating radiator and large under stairs cupboard providing additional storage.

## Bedroom Two

Rear facing double bedroom with UPVC double glazed window, carpeted flooring and gas central heating radiator.

## Bathroom

Good sized family bathroom fitted with white suite comprising: wooden paneled bath with tiled splash backs, fully tiled shower with glass shower screen and electric shower over, pedestal wash hand basin and low flush WC. Having side facing UPVC double glazed obscured glass window, chrome heated towel rail and cushioned flooring.

## Attic Bedroom

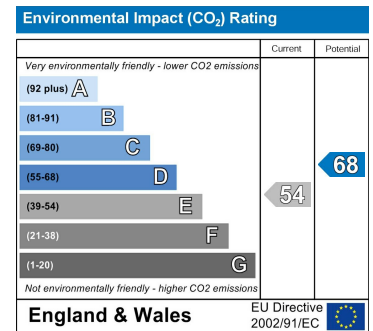
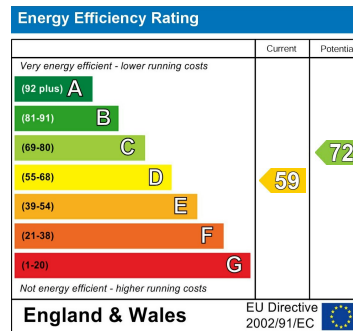
Accessed via carpeted stairs, this large attic bedroom is made bright and airy by virtue of dual aspect windows to both the front and rear. Having carpeted flooring and gas central heating radiators.

## Outside

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.

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To the front of the property there is parking for one vehicle. To the rear there is a small paved area providing space for seating.



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