SK estate agents

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Cockshutt Road, Sheffield S8 7DX

Guide Price £475,000

Guide Price £475,000 - £500,000

Virtual Tour Available

SK Estate Agents are delighted to offer to the market this wonderfully presented, 5 bedroomed, extended 1930's detached home located in the ever-popular area of Greenhill. Situated on a quiet leafy road in close proximity to a variety of excellent amenities and in catchment of schools of high repute, this property would appeal to growing families. In brief the property comprises: entrance hall, open plan lounge/formal dining room, extended kitchen/diner, WC, 5 bedrooms, family bathroom, integral garage, a good sized rear garden and benefitting from fibre broadband. A viewing is highly recommended to avoid disappointment.

Tenure: Leasehold

Entrance
Accessed via a composite entrance door into the bright and airy welcoming hallway having cushioned entrance mat, LVT flooring, coving to the ceiling and carpeted stairs rising to the first floor accommodation.

WC
Comprising low flush WC, corner vanity wash hand basin, half tiled walls and tiled flooring.

Lounge/Formal Dining Room
28'0" x 10'5" (8.54m x 3.18m)
A spacious open plan reception room having front and rear facing UPVC double glazed bay windows allowing ample natural light, contemporary vertical radiators, carpeted flooring and glazed panelled dividing doors providing the option for room separation.

Extended Open Plan kitchen/Dining Room
14'5" x 27'4" (4.41m x 8.34m)
A large extended contemporary kitchen fitted with a range of wood effect wall and base units with contrasting square edged worktops incorporating a one and a half bowl sink with swan neck mixer tap. Having four ring Neff induction hob with Samsung extractor above and boasting double mid-height oven. Integrated appliances include: fridge and Neff dishwasher. The room benefits from rear and side facing UPVC double glazed windows providing ample natural light, and a side facing UPVC double glazed door leading to the garden.
The rear extension provides an excellent additional dining area with LVT flooring, four Velux windows flooding the space with natural light and a central heating radiators.

Utility Room
6'11" x 3'7" (2.13m x 1.10m)
Having space and plumbing for washing machine, tumble dryer and fridge and freezer. Also having LVT flooring and UPVC door leading to the garage.

First Floor Landing
Having carpeted flooring and doors leading to all bedrooms and bathroom.

Bedroom One
8'11" x 14'2" (2.72m x 4.34m)
The principal bedroom, which is neutrally decorated, boasts a range of modern fitted wardrobes with mirrored doors, has a UPVC double glazed window, carpeted flooring and central heating radiator.

Bedroom Two
8'11" x 14'9" (2.74m x 4.50m)
A well presented and spacious double bedroom having rear facing UPVC double glazed bay window, carpeted flooring, central heating radiator and useful storage cupboard.

Bedroom Three
7'9" x 11'0" (2.37m x 3.36m)
A further good sized small double bedroom with front facing UPVC double glazed window, carpeted flooring and central heating radiator. Access to the fully boarded loft space providing excellent additional storage.

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Bedroom Four
7'11" x 11'1" (2.42m x 3.40m)
Rear facing bedroom with UPVC double glazed window, carpeted flooring and central heating radiator.

Bedroom Five
5'5" x 6'5" (1.67m x 1.96m)
Currently used as a home office and having front facing UPVC double glazed window, carpeted flooring and central heating radiator.

Family Bathroom
5'9" x 8'7" (1.77m x 2.63m)
A modern bathroom comprising bath with mixer tap, corner shower cubicle with tiled splashbacks, vanity wash hand basin with mixer tap and low flush WC. Having half tiled walls and flooring together with underfloor heating, and storage cupboard housing the combi-boiler. Rear facing obscure UPVC double glazed window.

Outside
To the front of the property is a block paved driveway providing off-road parking and access to the garage.
To the rear is a generous enclosed garden incorporating a stone flagged patio seating area, lawned garden and a further decked seating area. The garden enjoys a good degree of privacy with mature hedging and planted borders and is an ideal space for families and outdoor entertaining.
Also benefitting from external lighting, power supply and outside tap.

Garage
7'6" x 10'9" (2.30m x 3.29m)
Having manual garage door and providing useful storage space with lighting and power.

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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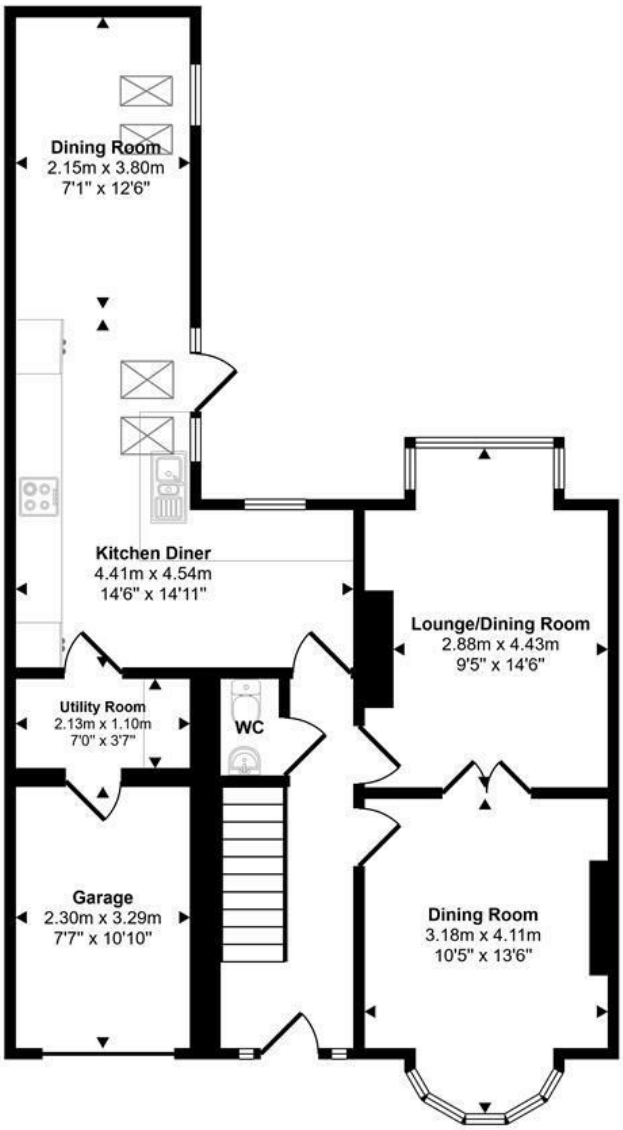
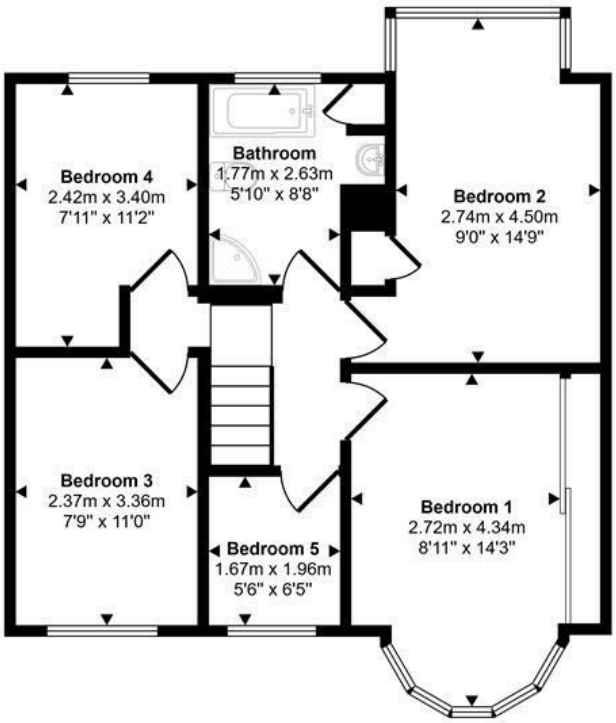
Approx Gross Internal Area
128 sq m / 1376 sq ft

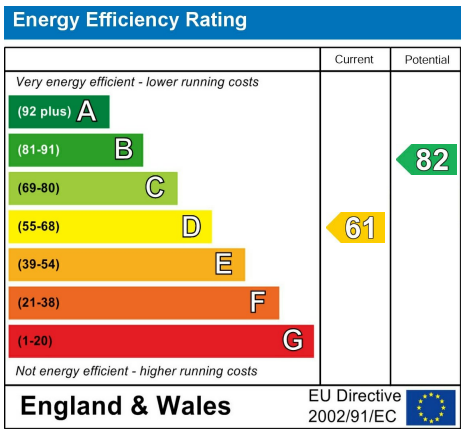


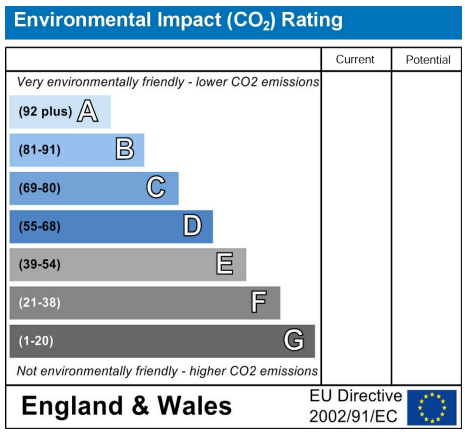
Ground Floor
Approx 70 sq m / 758 sq ft



First Floor
Approx 58 sq m / 619 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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