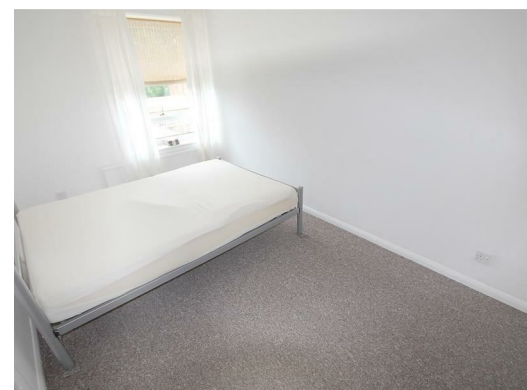




## Meadowcroft Gardens, Sheffield S20 8EJ

**£550 Per Calendar Month**

SK Estate Agents are pleased to offer to LET this newly refurbished 3 bedroomed semi-detached family home. The accommodation is very well presented and benefits from gas central heating, lounge, dining kitchen, bathroom, 3 bedrooms, garage and an attractive enclosed rear garden. Well placed for a good range of local amenities and schools this property would suit families or professionals alike. An internal viewing is highly recommended in order to appreciate the size and standard of accommodation on offer. No smokers, no pets.



### Entrance Hall

Entry via front facing door into entrance hallway. Having newly laid carpeted flooring, door to lounge and stairs leading to first floor.

### Living Room

13'1" x 11'5" (3.99m x 3.49m)

A bright and airy good sized lounge benefiting from front facing UPVC double glazed window. Having imitation fireplace with wooden surround, newly laid carpeted flooring, TV point and gas central heating radiator.

### Kitchen/Diner

14'7" x 10'7" (4.45m x 3.23m)

Modern dining kitchen with a variety of wall and base units. Having contrasting worktops, freestanding fridge/freezer, freestanding cooker with gas hob, stainless steel sink with drainer and washing machine. Also having good space for dining table, newly laid cushioned flooring, central heating radiator and patio doors leading to the rear garden.

### Landing

Having newly laid carpeted flooring and providing access to all upstairs rooms.

### Master Bedroom

13'1" x 8'7" (4.00m x 2.63m)

Generously proportioned Master Bedroom enjoying a rear facing UPVC double glazed window over looking the gardens. Also having newly laid carpeted flooring, gas central heating radiator and double bed.

### Bedroom Two

10'5" x 8'7" (3.20m x 2.63m)

Well appointed double bedroom with front facing UPVC double glazed window, newly laid carpeted flooring and gas central heating radiator.

### Bedroom Three

6'9" x 6'9" (2.08m x 2.08m)

Good sized single bedroom with front facing UPVC double glazed window, newly laid carpeted flooring and gas central heating radiator.

### Bathroom

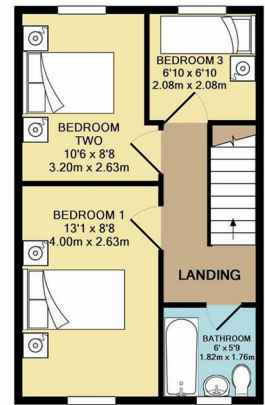
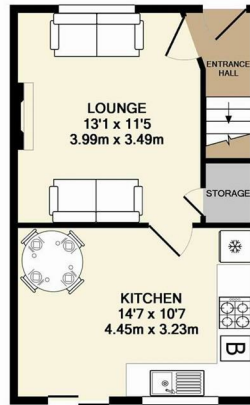
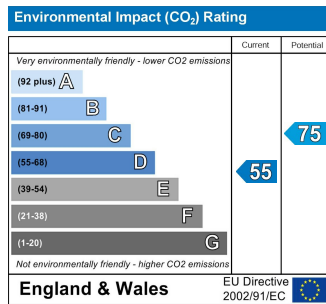
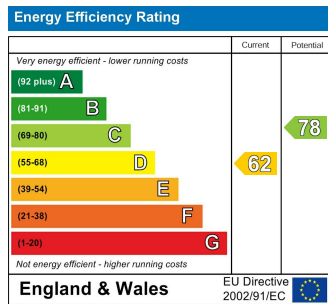
5'11" x 5'9" (1.82m x 1.76m)

Fitted with new white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low flush WC. Having cushioned flooring, wall mounted mirrored vanity unit and rear facing UPVC double glazed window.

### Outside

To the front of the property lies a lawned front garden with brick paved driveway providing access to parking spaces for 2 cars to the side of the property.

The rear of the property enjoys a large lawned garden with paved patio seating area and rear garage accessed from the back with both power and lighting.



GROUND FLOOR  
APPROX. FLOOR  
AREA 346 SQ. FT.  
(32.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 345 SQ. FT.  
(32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 691 SQ. FT. (64.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567