



Mather Court, S9 4HQ

£825 Per Calendar Month

****Available from mid-August 2025****

SK Estate Agents are pleased to offer for rent this well proportioned, three bedroom semi detached home situated on a quiet cul de sac. Having off road parking for 2 vehicles and close proximity to the M1 motorway and Sheffield Parkway this home would suit commuters and families alike. Benefiting from UPVC double glazing and gas central heating, in brief the property comprises; Entrance Hall, Lounge, Kitchen/Diner, Conservatory, Three Bedrooms and modern Shower Room. No Pets, no Sharers.



Entrance Hall

Entrance through front facing external door into hallway comprising laminate flooring and central heating radiator. Carpeted stairs rising to first floor.

Lounge

Generously sized lounge with focal coal effect fireplace incorporating decorative wooden mantle and marble hearth. Having laminate flooring, central heating radiator, storage below the stairs and front facing UPVC double glazed window.

Kitchen

Benefiting from a good range of modern wooden effect wall and base units with contrasting black granite effect work surfaces. Having part tiled walls, tiled flooring, stainless steel splash back, stainless steel sink with mixer tap and drainer, modern steel extractor unit, gas range oven with 5 ring hob and rear facing UPVC double glazed window overlooking the garden.

Conservatory

Bright and airy UPVC double glazed conservatory having laminate flooring and access to the garden through French doors.

Landing

Doors leading to bedrooms, shower room and access provided to the loft via ceiling hatch. Having storage cupboard which also houses the boiler.

Bedroom One

Rear facing double bedroom with views over the garden through a UPVC double glazed window. Having laminate flooring, central heating radiator and built in wardrobes.

Bedroom Two

Front facing double bedroom having UPVC double glazed window, laminate flooring central heating radiator and built in wardrobe.

Bedroom Three

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

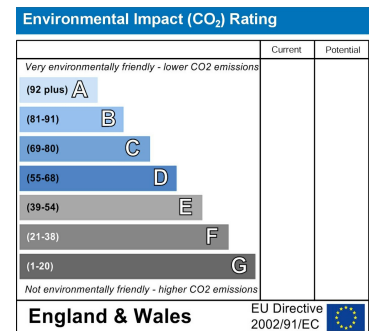
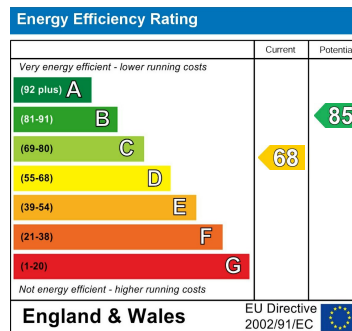
Shower Room

Functional modern shower room with matching 3 piece suite comprising: walk in shower with glass shower screen, white wash basin with mixer tap and low flush WC. Having modern high gloss wall and base units with black granite effect counter top and

splash backs, chrome heated towel rail, obscured UPVC double glazed window and slate effect tiled flooring.

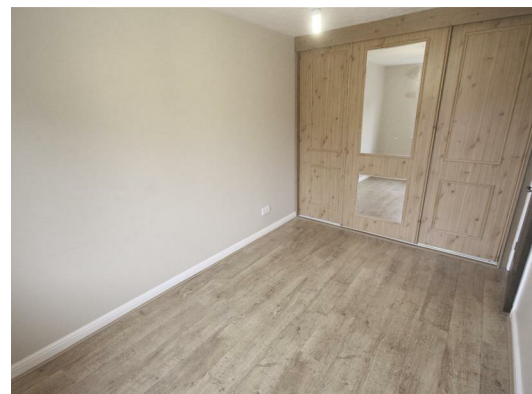
Outside

Having off street parking for 2 vehicles and lawned area. The rear garden is accessed via the conservatory. Having low maintenance patio area, planted border and timber shed.



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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