



Warminster Road, Sheffield S8 8PS

Guide Price £275,000

GUIDE PRICE £275,000 - £300,000

Virtual Walk Through Available

SK Estate Agents are delighted to offer for sale this immaculately presented three-bedroom semi-detached home, located in the sought-after area of Norton. Positioned within easy reach of local amenities, reputable schools, Graves Park, and excellent transport links to Sheffield City Centre, this well-maintained property would suit a growing family. The accommodation briefly comprises: entrance porch, hallway, lounge, dining room, modern kitchen, separate pantry, three bedrooms, bathroom, and separate WC. Outside, the property benefits from a driveway providing off-road parking and a generous rear garden. Early viewing is highly recommended to appreciate the standard of accommodation on offer.

Tenure: Leasehold



Entrance

Entrance through front facing UPVC double glazed door into entrance porch. Having engineered wood flooring, UPVC double glazed windows and further leaded stain glass timber door into entrance hallway.

Hallway

Bright and airy hallway with engineered wood flooring, side facing leaded stain glass window, gas central heating radiator and newly carpeted stairs rising to first floor.

Lounge

12'2" x 12'11" (3.71m x 3.95m)

Beautifully presented lounge boasting engineered wood flooring, front facing UPVC double glazed window and gas central heating radiator, together with wood burner with oak effect mantle.

Dining Room

11'4" x 12'2" (3.47m x 3.71m)

Bright and airy reception room with two large rear-facing windows and a UPVC door opening to the garden. Engineered flooring, picture rail, radiator, and feature fireplace.

Kitchen

6'9" x 10'3" (2.07m x 3.14m)

Modern kitchen fitted with grey wall and base units with quartz work surfaces, window sills and splash back. Features include: 4-ring gas hob, electric oven, glass extractor, composite sink with swan neck tap, plumbing for a washing machine, space for under-counter fridge/freezer and dishwasher. With tiled splashbacks, engineered wood flooring, side entrance door, and rear UPVC double glazed bay window.

Separate Pantry Store

Useful pantry store with side facing UPVC double glazed obscured glass window and laminate flooring.

Landing

Having carpeted flooring, side facing lead lined stain glass window and two useful storage cupboards.

Bedroom One

11'6" x 13'5" (3.51m x 4.11m)

Good sized and well presented principal bedroom with front facing UPVC double glazed bay window, gas central radiator, picture rail and carpeted flooring.

Bedroom Two

11'3" x 12'5" (3.44m x 3.79m)

Large double bedroom with rear-facing UPVC double glazed window with uninterrupted views over Warminster playing fields. Benefitting from modern fitted wardrobes, carpeted flooring, radiator, and picture rail.

Bedroom Three

6'10" x 6'4" (2.10m x 1.95m)

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



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Bathroom

6'10" x 5'6" (2.09m x 1.70m)

Fitted with a white suite comprising: pedestal basin and bath with electric shower and screen. Having tiled floor, rear-facing obscured UPVC double glazed window, gas central heating radiator, and cupboard housing the combination boiler.

Separate WC

With low flush WC, half-panelled walls, side-facing obscured window, and Victorian-style cushioned flooring.

Outside

To the front of the property lies a paved drive providing off road parking.

To the rear lies a well-maintained garden with lawn, patio seating area, and new metal shed. Enclosed with new fencing for privacy.



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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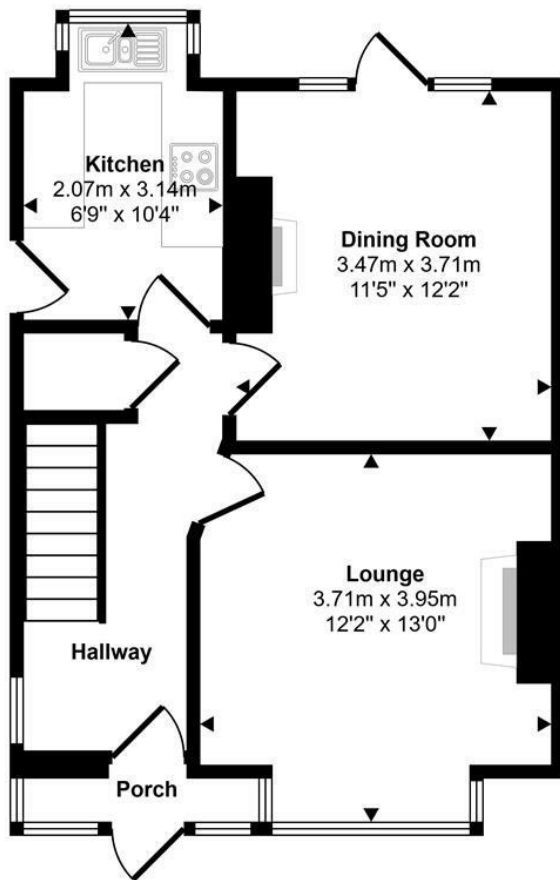
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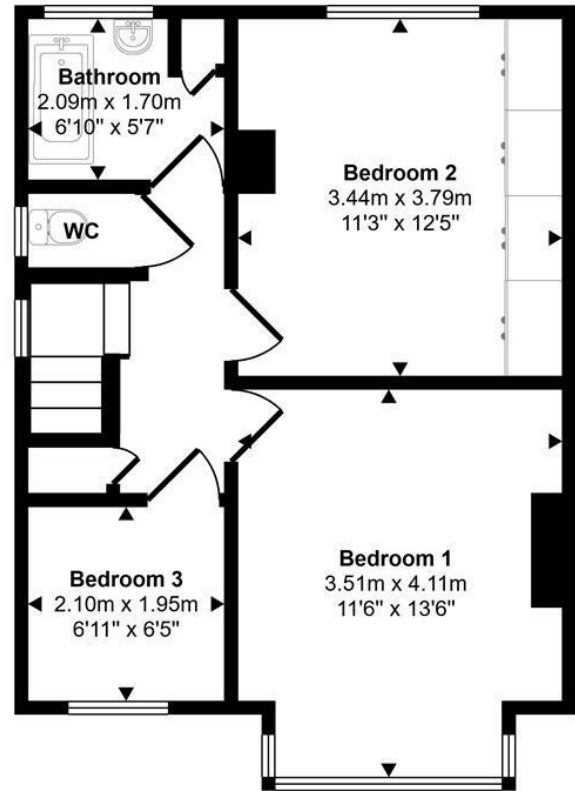
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Approx Gross Internal Area
87 sq m / 938 sq ft

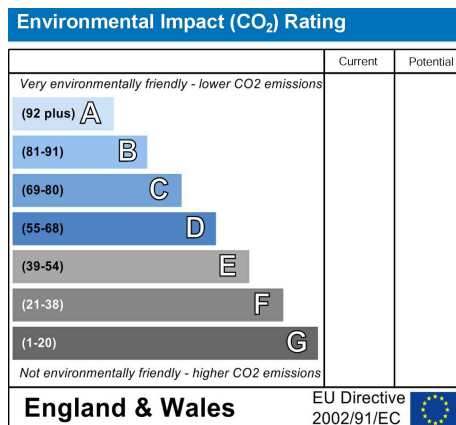
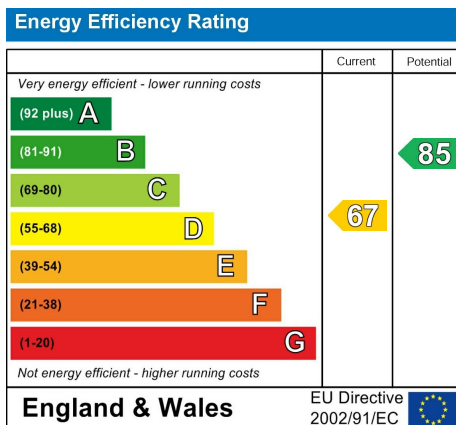


Ground Floor
Approx 44 sq m / 475 sq ft



First Floor
Approx 43 sq m / 462 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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