



Atlantic Road, Sheffield S8 7GE

£800 Per Calendar Month

**** 12 month minimum tenancy ****

SK Estate Agents are delighted to offer to the market for IMMEDIATE LET is this beautifully presented, three bedroom, mid-terraced property situated in the highly popular neighbourhood of Lowedges, located just a short distance from good local shops, schools and excellent transport links to Sheffield City Centre. Ideally suited to professionals, the accommodation briefly comprises: breakfast kitchen, lounge/diner, three good sized bedrooms, bathroom and a delightful rear garden. A physical viewing is essential. No pets, no sharers, non smokers and no students.



Breakfast Kitchen

A stunning kitchen featuring an excellent range of white high gloss fitted wall and base units with oak effect worktops incorporating a five ring gas hob, sink and drainer with chrome swan-neck mixer tap over. Further benefiting from an integrated fridge/freezer, fan assisted oven, integrated microwave, modern glass extractor fan, cushioned flooring, breakfast bar, LED spotlights, gas central heating radiator, under stairs storage, a front facing UPVC double glazed window and front and rear UPVC external doors opening to the front and rear of the property.

Lounge/Diner

A spacious reception room benefiting from carpeted flooring, a large front facing UPVC double glazed window, a rear facing UPVC double glazed patio door, two gas central heating radiators and TV/aerial point. A carpeted staircase rises to the first floor.

Landing

Having carpeted flooring, gas central heating radiator and providing access to all first floor rooms.

Bedroom One

A well presented double bedroom boasting carpeted flooring, gas central heating radiator, a storage cupboard and a rear facing UPVC double glazed window.

Bedroom Two

Featuring carpeted flooring, a rear facing UPVC double glazed window and a gas central heating radiator.

Bedroom Three

Having carpeted flooring, gas central heating radiator and a front facing UPVC double glazed window.

Bathroom

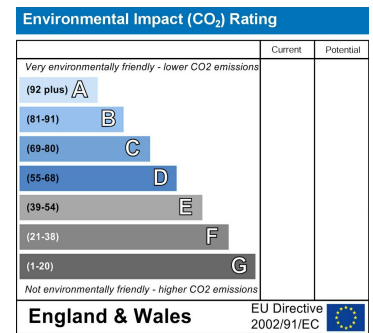
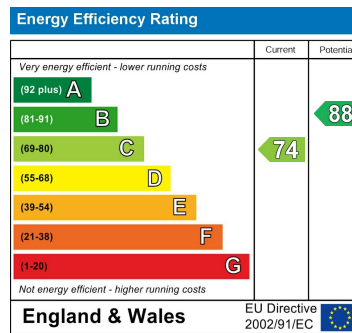
A contemporary fitted bathroom featuring a white suite comprising low flushing WC, vanity sink unit and a bath with off-the-taps shower and a glass shower screen. Further benefiting from a chrome heated towel rail, tiled flooring, front facing UPVC double glazed obscured window, LED spotlights, Xpelair extractor fan and floor-to-ceiling tiled splash-backs.

Outside

At the rear of the property is a lawned, enclosed garden, having a decking area for outdoor seating and entertainment, fenced borders and mature hedges.

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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