



## Chesterfield Road, Sheffield S8 0SR

**Guide Price £190,000**

**\*\*GUIDE PRICE £190,000 - £210,000\*\***

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale, with NO ONWARD CHAIN, this well proportioned, three bedroomed, third floor apartment situated within this popular area and enjoying stunning views over Graves Park and excellent transport links to Sheffield City Centre and Chesterfield. In brief, the property comprises: communal entrance, entrance hallway, lounge/kitchen/diner, utility room, three bedrooms, one with en-suite, bathroom, balcony, and the added benefit of two designated car parking spaces located in the complex. A viewing is highly advised to appreciate the size and standard of accommodation on offer.

Tenure: Leasehold



## Entrance

Entry via intercom system to communal entrance having carpeted flooring and stairs.

## Entrance Hallway

Accessed via a timber entrance door into a welcoming hallway with carpeted flooring, electric radiator and a useful storage cupboard.

## Bathroom

7'5" x 7'10" (2.28m x 2.40m)

Spacious bathroom fitted with a white suite comprising: panelled bath, separate shower cubicle with thermostatic shower, WC and vanity wash basin. Finished with half-tiled walls, cushioned flooring, large mirror and chrome heated towel rail.

## Bedroom One

11'5" x 11'3" (3.48 x 3.45m)

Generous double bedroom with fitted wardrobes, carpeted flooring, economy 7 radiator and a rear-facing UPVC double glazed window overlooking Graves Park.

## En-Suite

8'3" x 5'6" (2.54m x 1.69m)

Comprising bath with shower attachment and glass screen, vanity wash basin, large mirror and separate WC. Also having cushioned flooring, half-tiled walls and chrome heated towel rail.

## Utility Room

4'4" x 5'1" (1.34m x 1.57m)

Useful separate space with plumbing for washing machine, dryer and space for fridge freezer. Also housing the water heater and finished with cushioned flooring.

## Open Plan Kitchen/Lounge

22'10" x 11'2" (6.98m x 3.41m)

Open plan living space with a well-appointed kitchen featuring a range of wood-effect wall and base units with complementary worktops, incorporating a 1½ bowl stainless steel sink with mixer tap, four-ring electric hob with extractor above and double oven. Additional benefits include a breakfast bar, tiled flooring, tiled splashbacks and front and side-facing UPVC double glazed windows.

The lounge area offers carpeted flooring, feature electric fireplace and French doors opening onto a balcony enjoying elevated views across Graves Park.

## Bedroom Two

10'11" x 8'4" (3.33m x 2.55m)

Rear-facing bedroom with UPVC double glazed window and economy 7 heater.

## Bedroom Three

10'9" x 8'6" (3.29m x 2.61m)

Further rear-facing bedroom with UPVC double glazed window and economy 7 heater.

## Outside



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Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

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Telephone: 0114 2749730

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

Company No: 08028567

The property benefits from two allocated parking spaces.



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



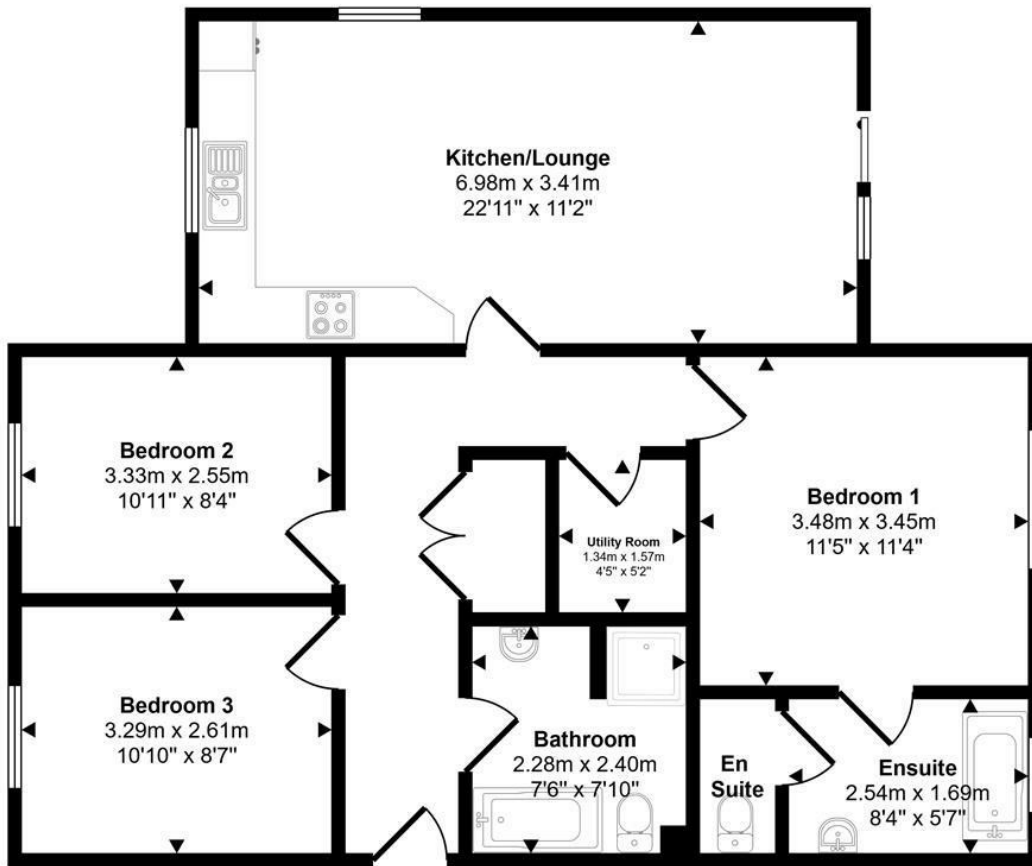
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Approx Gross Internal Area  
81 sq m / 876 sq ft



Floorplan

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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