



Meadow Head, Sheffield S8 7UN

Guide Price £300,000

****Guide Price £300,000 - £325,000****

SK Estate Agents are pleased to offer to the market for SALE and with NO ONWARD CHAIN this spacious, three bedroom, semi-detached property situated in the highly popular neighbourhood of Meadowhead, located just a short distance from excellent local shops and cafes, good schools, St James Retail Park and just a stones throw away from Graves Park. Ideally suited to growing families, the accommodation, which is in need of some modernisation, briefly comprises: porch, entrance hallway, lounge, dining room, kitchen, utility room, garage, three bedrooms, shower room, driveway providing off road parking and well presented, private rear garden. A viewing is highly advised to avoid disappointment.

Tenure: Freehold



Entrance

Entry via side facing UPVC double glazed door to porch having multi-aspect UPVC double glazed windows and vinyl flooring. UPVC door to hallway.

Hallway

Welcoming entrance hallway having laminate flooring, gas central heating radiator, front facing stained glass wooden window, and carpeted stairs rising to first floor. There is also a useful under stairs storage cupboard housing the fuse board, utility meters and side facing wooden window.

Lounge

11'11" x 13'3" (3.65m x 4.04m)

Light and airy lounge boasting large UPVC double glazed bay window. Having feature gas fire with modern mantel, vinyl flooring and gas central heating radiator.

Dining Room

11'2" x 12'11" (3.41m x 3.95m)

Having feature gas fire, carpeted flooring, gas central heating radiator and rear facing UPVC double glazed window providing views over the rear garden.

Kitchen

6'9" x 8'11" (2.06m x 2.74m)

A modern kitchen fitted with a range of sage/grey shaker style wall and base units with contracting wood effect laminate work surfaces incorporating sink with mixer tap and drainer. Benefitting from integrated fridge and freezer, space for freestanding cooker, extractor unit, laminate flooring and gas central heating radiator. There is a rear facing UPVC double glazed window and side facing window to the utility room.

Utility Room

7'6" x 7'11" (2.29m x 2.43m)

Benefitting from space and plumbing for washing machine and dishwasher, work surface area, and having laminate flooring, rear facing UPVC double glazed window and UPVC door to rear garden. Additionally there is a wooden and glazed door to garage with obscured windows.

First Floor Landing

Spacious landing with side facing wooden window and carpeted flooring.

Shower Room

7'2" x 7'6" (2.20m x 2.30m)

A well presented shower room comprising: double shower cubicle with electric shower over, low flush WC, and pedestal wash hand basin. The airing cupboard houses the combination boiler and further vanity units provide additional storage. The bathroom benefits from tiled walls, central heating radiator, vinyl flooring, rear facing UPVC double glazed obscured glass window and loft hatch access.

Bedroom One

10'11" x 13'1" (3.34m x 3.99m)

Large rear facing principal bedroom boasting a range of fitted wardrobes and having gas central heating radiator, carpeted flooring and UPVC double glazed window.



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Bedroom Two

9'0" x 11'1" (2.75m x 3.40m)

A further double bedroom having a range of fitted wardrobes with sliding doors. There is a front facing UPVC double glazed window, a gas central heating radiator and carpeted flooring.

Bedroom Three

7'1" x 7'10" (2.16m x 2.39m)

Front facing UPVC double glazed window, gas central heating radiator, carpeted flooring, and fitted storage cupboards.

Outside

To the front of the property lies a driveway providing off road parking for a number of vehicles.

To the rear of the property lies a well kept, larger than average garden providing space for outdoor seating, and having mature planting, storage shed and greenhouse, lawn and pond. A delightful garden to relax and entertain in.

Garage

Integral garage providing a great storage area, with power and light.



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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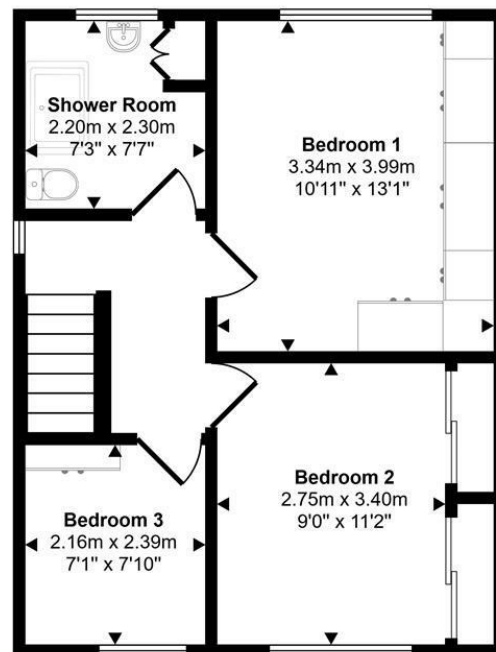
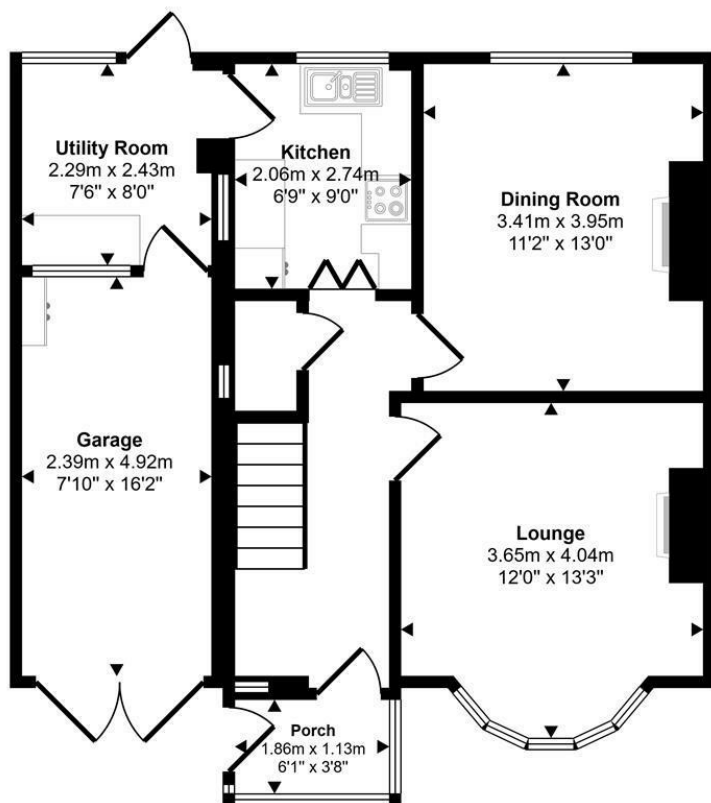
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Approx Gross Internal Area
108 sq m / 1164 sq ft



First Floor
Approx 43 sq m / 460 sq ft

Ground Floor
Approx 65 sq m / 704 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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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