



**Arnold Avenue, Sheffield S12 3JA**

**Guide Price £150,000**

**\*\*Guide Price £150,000 - £175,000\*\***

Virtual Walk Through Available

SK Estate Agents are pleased to offer to the market for sale and with NO ONWARD CHAIN, this well presented, two bedroomed, semi-detached property located in the popular residential area of Charnock.

The property is well placed for good bus links, the Supertram network, local schools and excellent shops/amenities and would be of particular interest to first time buyers. In need of a scheme of modernisation, in brief the property comprises: entrance hallway, lounge/diner, kitchen, utility room, store room, two bedrooms, and shower room. To the front lies a driveway for off-road parking and to the rear lies a private garden. A viewing is highly advised.

Tenure: Freehold



## Entrance

With front facing composite door into hallway having carpeted flooring, stairs to first floor, and cupboard housing the fuse board and electric meter.

## Lounge/Diner

9'1" x 18'6" (2.77m x 5.66m)

A well presented and welcoming lounge/diner boasting dual aspect front and rear facing UPVC double glazed windows providing ample natural light. Having two economy 7 storage heaters, and carpeted flooring.

## Kitchen

7'6" x 12'4" (2.31m x 3.76m)

Fitted with a good range of wall and base units with contrasting work surfaces incorporating stainless steel sink with mixer tap and drainer set below UPVC double glazed window. Having space for freestanding electric oven, space for undercounter fridge/freezer, and having tiled flooring and economy 7 storage heater. Side facing UPVC door into utility room.

## Utility Room

4'2" x 10'9" (1.29m x 3.30m)

Having space and plumbing for washing machine, UPVC double glazed front and rear facing doors and rear facing UPVC double glazed obscured glass window. Tiled flooring.

## Store Room

5'4" x 10'6" (1.65m x 3.21m)

Accessed via a wooden and glazed door from the utility room lies a useful store room with power and light. Providing space for additional fridge and freezer.

## First Floor Landing

Having carpeted flooring, economy 7 storage heater, and side facing UPVC double glazed window. Access to loft via hatch and cupboard housing the water tank.

## Bedroom One

12'0" x 8'3" (3.68m x 2.52m)

Large principal bedroom boasting built in wardrobes with sliding doors, front facing UPVC double glazed window and carpeted flooring.

## Bedroom Two

7'1" x 10'1" (2.17m x 3.09m)

Rear facing bedroom benefitting from a good range of built in wardrobes with sliding doors and a built in storage cupboard. With rear facing UPVC double glazed window providing views over the garden, and having carpeted flooring.

## Shower Room

5'4" x 6'5" (1.65m x 1.97m)

Well equipped shower room with three piece suite comprising: WC, pedestal wash hand basin, large walk in shower with electric shower over, side facing UPVC double glazed window, fully tiled walls and vinyl flooring.

## Outside

To the front of the property lies a good sized driveway providing off road parking for two vehicles.



sales • letting • property management



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

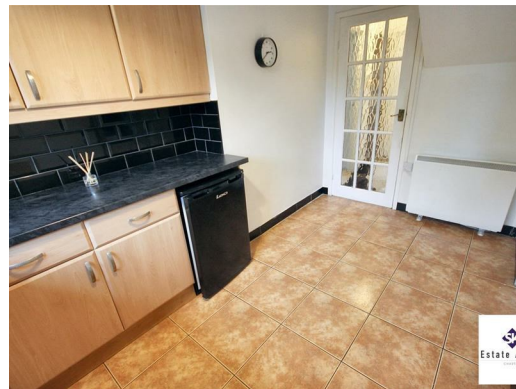
Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

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

Telephone: 0114 2749730

Company No: 08028567

To the rear of the property lies a patio area for outdoor seating. Step leads up to an area laid to lawn, with a further patio beyond. Made private by fencing and hedged borders.



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



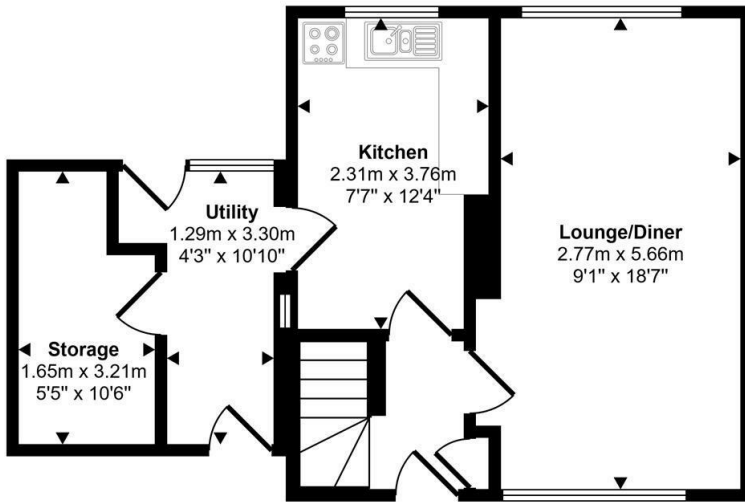
sales • letting • property management



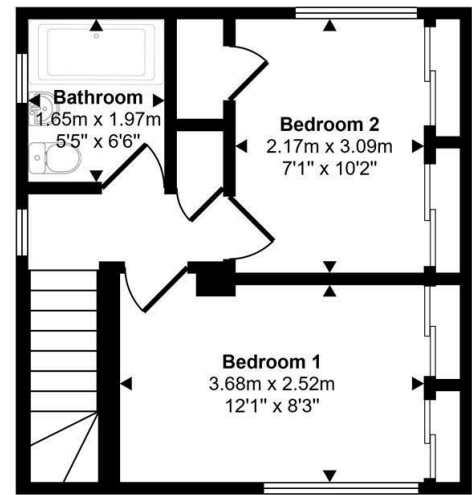
**Website:** [www.skestateagents.co.uk](http://www.skestateagents.co.uk) **Email:** [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)  
**Address:** 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

**Telephone:** 0114 2749730  
**Company No:** 08028567

Approx Gross Internal Area  
69 sq m / 746 sq ft

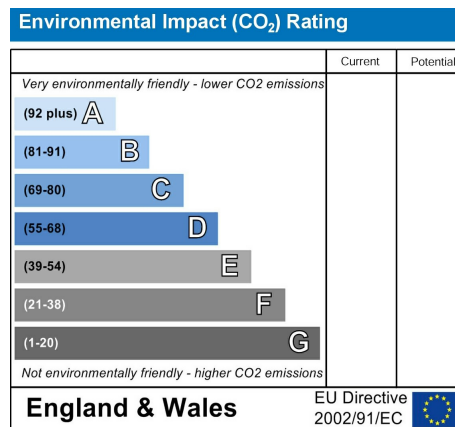
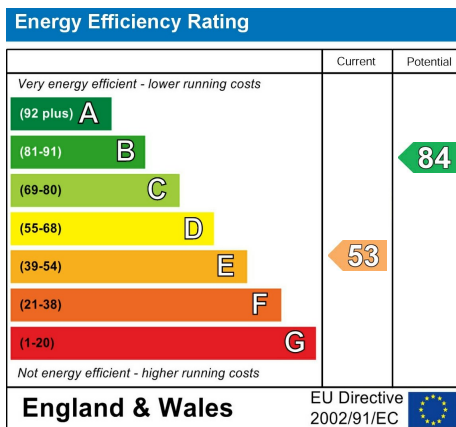


Ground Floor  
Approx 40 sq m / 433 sq ft



First Floor  
Approx 29 sq m / 312 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.



sales • letting • property management



**Website:** [www.skestateagents.co.uk](http://www.skestateagents.co.uk) **Email:** [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)  
**Address:** 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

**Telephone:** 0114 2749730  
**Company No:** 08028567