



Leighton Drive, Sheffield S14 1ST

Guide Price £120,000

**** GUIDE PRICE £120,000 TO £130,000 ****
Virtual Tour Available

SK Estate Agents are pleased to offer to the market for SALE with NO ONWARD CHAIN this well presented, three bedroom, terraced property situated in this popular residential neighbourhood, located just a short distance from excellent transport links to Sheffield City Centre and good local shops. Ideally suited to first time buyers or investors, this home offers generous a living space, practical layout, and a private enclosed garden. In brief the accommodation comprises: entrance hallway, lounge/diner, dining kitchen, porch, three bedrooms, bathroom, separate WC, and a private rear garden. A viewing is highly advised to avoid disappointment.

Tenure: Freehold



Entrance

The property is accessed via a UPVC double-glazed door leading into the entrance hallway, featuring carpeted flooring and stairs rising to the first floor.

Lounge/Diner

9'6" x 22'2" (2.91m x 6.78m)

A bright and spacious dual-aspect room with both front and rear-facing UPVC double-glazed windows, carpeted flooring, and two central heating radiators.

Dining Kitchen

9'9" x 19'9" (2.99m x 6.02m)

Fitted with a range of wall and base units, complemented by roll-edged worktops. The kitchen includes a stainless-steel sink with drainer and chrome taps, a gas hob with an extractor hood above, and an electric oven beneath. There is space for an under-counter fridge and freezer, as well as plumbing for a washing machine. A rear-facing UPVC double-glazed window and an obscure glass door provide access to the rear garden. Additional features include a large under-stairs storage cupboard and a separate cupboard housing the electric meter and fuse board.

Porch

Accessed via a timber door with glass from the kitchen, the porch has a UPVC double-glazed obscure glass door leading outside and carpeted flooring.

First Floor Landing

Bedroom One

10'9" x 11'5" (3.28m x 3.49m)

A generous double bedroom with a front-facing UPVC double-glazed window, central heating radiator, carpeted flooring, and a useful over-stairs storage cupboard.

Bedroom Two

11'3" x 10'2" (3.45m x 3.10m)

A well-proportioned room with a rear-facing UPVC double-glazed window, central heating radiator, and carpeted flooring.

Bedroom Three

7'1" x 11'5" (2.18m x 3.50m)

A good-sized bedroom with a front-facing UPVC double-glazed window, central heating radiator, carpeted flooring, and an additional over-stairs storage cupboard.

Bathroom

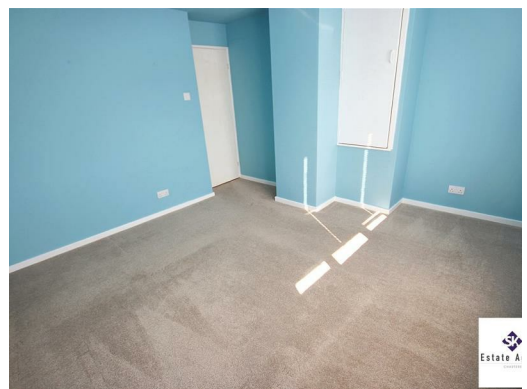
5'5" x 5'4" (1.66m x 1.64m)

Fitted with a white suite comprising a pedestal wash hand basin and a bath with an electric shower overhead. The bathroom has part-tiled splashback walls, cushioned flooring, a rear-facing UPVC double-glazed obscure glass window, and a central heating radiator.

WC

Featuring a WC, cushioned flooring, and a rear-facing UPVC double-glazed obscure glass window.

Outside



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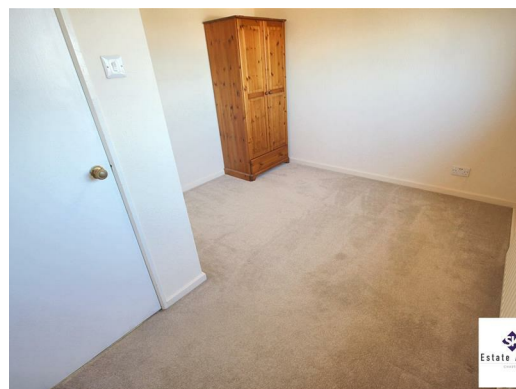
Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567

To the front of the property lies an area laid to lawn and path leading to the entrance door.

The enclosed rear garden offers a good-sized lawn and a paved patio seating area, with hedging to the sides and fencing to the rear, providing 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



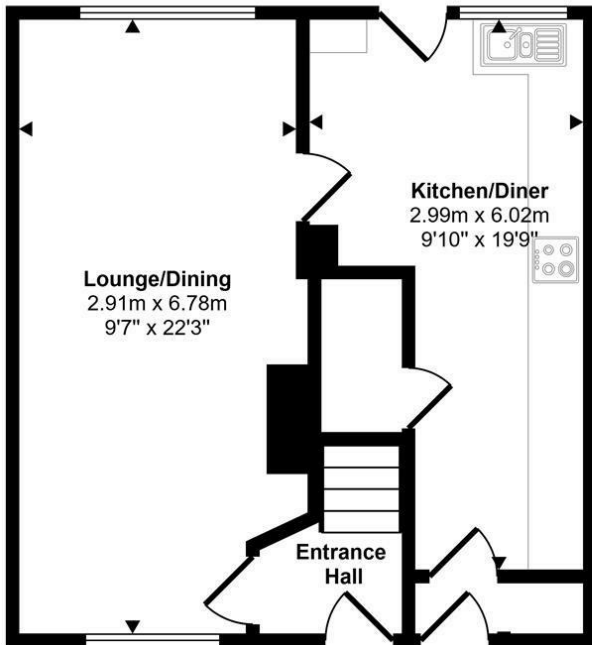
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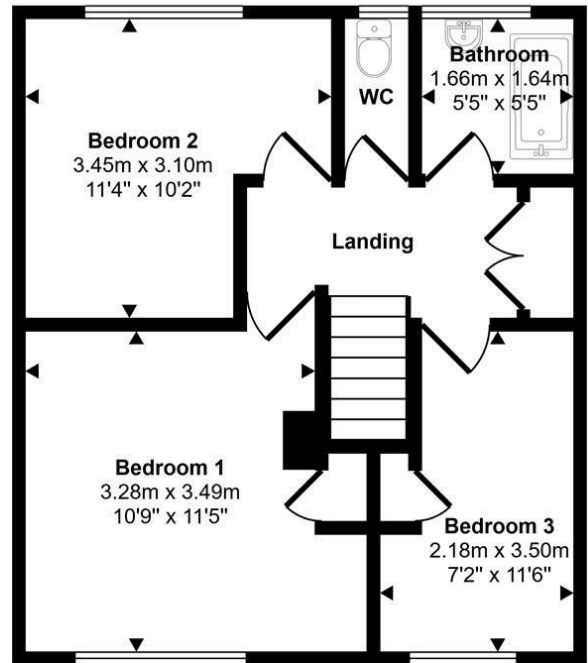
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Approx Gross Internal Area
83 sq m / 889 sq ft

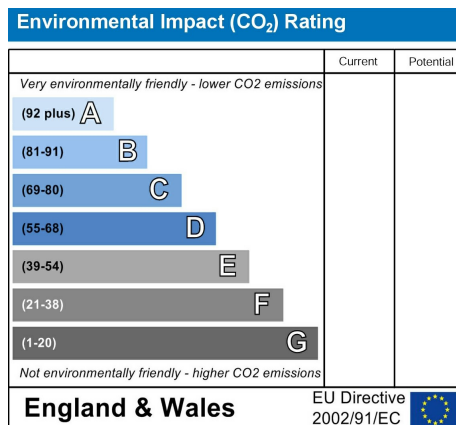
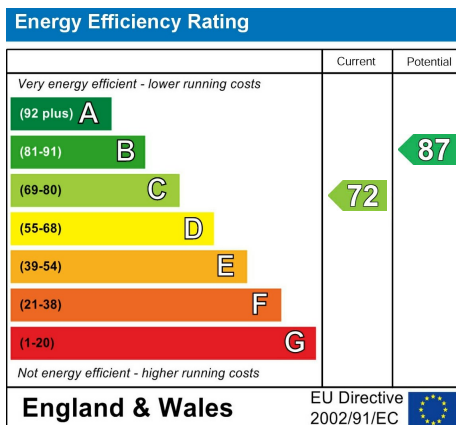


Ground Floor
Approx 41 sq m / 444 sq ft



First Floor
Approx 41 sq m / 445 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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