



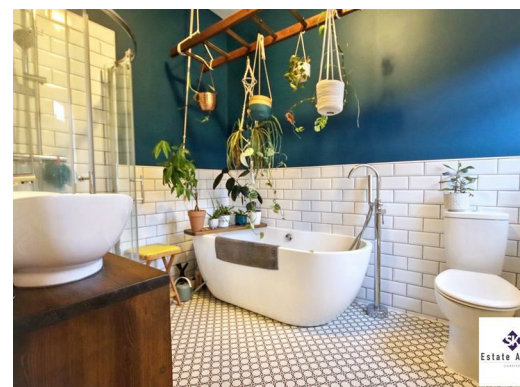
Barton Road, Sheffield S8 9TB

Guide Price **£375,000**

Guide Price £375,000 - £400,000

SK Estate Agents are pleased to offer to the market for sale, this well-proportioned, four bedroom, two bathroom, semi-detached family home. Positioned in the popular area of Meersbrook and offering an excellent location close to the city, the amenities of Chesterfield Road and Abbeydale Road and within close proximity to major bus routes and Meersbrook Park. Arranged over two floors, this property briefly comprises: entrance hallway, lounge, dining kitchen, utility space, cellar, downstairs WC, four good sized bedrooms one with en-suite and family bathroom. The good-sized, south-facing rear garden is fully enclosed and provides a tranquil space for relaxing. Early viewing is recommended in order to avoid disappointment. The property comes with the added benefit of a substantial solar panel array, which is owned outright.

Tenure: Freehold



Entrance Hallway

6'2" x 16'6" (1.90m x 5.03m)

Entrance through front facing composite door into entrance hallway. Having a combination of exposed floorboards and Yorkshire flag flooring, gas central heating radiator and carpeted stairs rising to first floor. Also having part glazed door into rear utility area.

Dining Kitchen

12'5" x 21'5" (3.80m x 6.54m)

Large modern dining kitchen fitted with a good range of matt grey wall and base units with contrasting wooden square edged work surface incorporating composite one and a half bowl sink with drainer and mixer tap. Having freestanding cooker with four burner gas hob, modern column radiator and cushioned flooring. Benefiting from integrated appliances to include fridge/freezer and dishwasher. Also having tiling to the splash back, spot lighting and made bright and airy by virtue of the aluminium bi-folding doors to the rear and UPVC front facing window to the front.

Lounge

12'4" x 11'10" (3.78m x 3.61m)

Beautifully presented reception room having exposed floorboards, gas central heating radiator and front facing UPVC double glazed window.

Utility Room

Having part glazed UPVC door opening onto rear garden, Yorkshire flag flooring, gas central heating radiator and access to cellar. Also providing access to downstairs WC, storage cupboard and housing combination boiler.

Downstairs WC

7'6" x 4'10" (2.29m x 1.49m)

Having tiled flooring, rear facing UPVC double glazed obscured glass window and fitted with white suite comprising pedestal wash hand basin and low flush WC. Also having gas central heating radiator, fitted storage cupboard and space and plumbing for washing machine.

Cellar

17'2" x 11'1" (5.25m x 3.40m)

Having power, lighting and providing useful additional storage.

First Floor Landing

6'3" x 13'3" (1.92m x 4.05m)

Having carpeted flooring, gas central heating radiator and rear facing UPVC double glazed window. Providing access to first floor accommodation and loft via drop down ladder.

Bedroom One

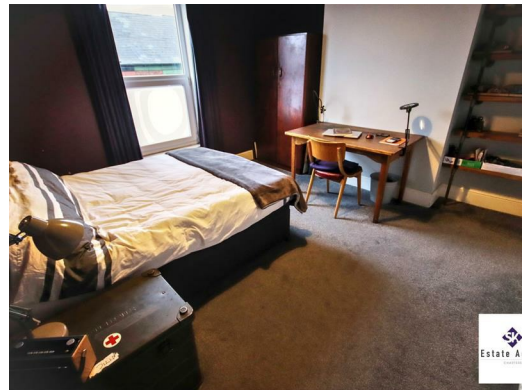
12'6" x 11'9" (3.82m x 3.59m)

Having front facing UPVC double glazed window, carpeted flooring and gas central heating radiator. Also having access to en-suite.

En-Suite Shower Room

4'4" x 8'9" (1.34m x 2.67)

Fitted with white suite comprising: double shower cubicle with glass sliding door and thermostatic shower, low flush WC and pedestal wash hand basin. Having tile effect flooring and gas central heating radiator.



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Bedroom Two

12'10" x 11'9" (3.93m x 3.60m)

Front facing and having carpeted flooring, modern column radiator and UPVC double glazed window with far-reaching views.

Bedroom Three

13'2" x 9'3" (4.02m x 2.82m)

Rear facing and having carpeted flooring, gas central heating radiator and UPVC double glazed window.

Bedroom Four

6'0" x 7'4" (1.84m x 2.26m)

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

Bathroom

7'3" x 8'9" (2.21m x 2.68m)

Well-presented modern family bathroom fitted with corner shower cubicle with thermostatic shower including rainwater shower and body wash, freestanding bath with freestanding tap with shower attachment, low flush WC and vanity unit with counter top basin. Having cushioned flooring, Victorian style radiator and part tiled walls. Also having rear facing UPVC double glazed window and extractor fan.

Outside

The good sized, south-facing rear garden is fully enclosed with an area laid to lawn, a large flower bed and shrub border with mature trees and shrubs to include a magnolia tree and apple tree, and there are two paved seating areas. Also having garden shed and brick built outhouse providing useful additional storage.



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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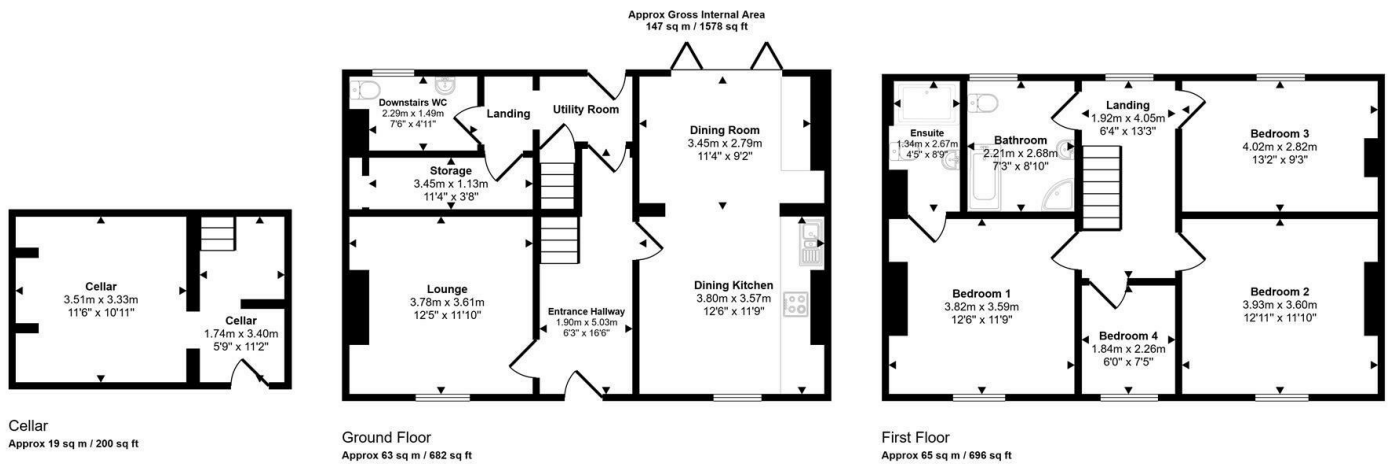
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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 | | 98 |
| (81-91) B | 91 | |
| (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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
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