



## Chesterfield Road, Sheffield S8 0RW

**Guide Price £180,000**

**\*\*Guide Price £180,000 - £200,000\*\***

SK Estate Agents are pleased to offer to the market for SALE with NO ONWARD CHAIN, this well proportioned, mid-terraced property which is in need of some refurbishment and modernisation.

Located in the popular neighbourhood of Woodseats, and within a short distance of a wide range of local shops on Chesterfield Road, good schools and excellent transport links to Sheffield City Centre and Chesterfield. Ideally suited to those looking for a project or investors, the accommodation briefly comprises: entrance hallway, lounge, dining room, off-shot kitchen, cellar, two bedrooms and a shower room and separate WC to the first floor and a further bedroom to the attic. A viewing is highly advised to appreciate the size of accommodation on offer.

Tenure: Leasehold





## Entrance

Access via UPVC double glazed door into entrance hallway with carpeted flooring, gas central heating radiator and carpeted stairs rising to the first floor.

## Lounge

11'7" x 15'9" (3.55m x 4.82m )

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

## Dining Room

11'10" x 13'6" (3.63m x 4.13m)

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

## Kitchen

8'11" x 9'1" (2.73m x 2.79m )

Fitted with base units with contrasting roll edge worktops incorporating 4 ring gas hob with extractor above and stainless steel sink with drainer. Having rear and side facing UPVC double glazed windows, carpeted flooring, and access to the rear garden via side-facing UPVC double glazed door. Also having additional internal door leading to the cellar.

## First Floor Landing

Carpeted flooring with staircase rising to attic bedroom.

## Bedroom One

14'5" x 12'6" (4.41m x 3.83m )

A large double bedroom with front facing UPVC double glazed window, carpeted flooring, gas central heating radiator and built-in wardrobes.

## Bedroom Three

7'9" x 13'3" (2.38m x 4.05m )

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

## Shower Room

9'3" x 5'4" (2.83m x 1.64m )

Fitted with suite comprising: large glass shower cubicle with electric shower and brick tile effect aqua-board, and pedestal wash hand basin. Having rear facing UPVC double glazed window, heated towel rail, cushion flooring and cupboard housing the Vaillant combi boiler.

## Seperate WC

6'4" x 3'4" (1.95m x 1.02m )

Fitted with WC, part tiled walls, side facing block glass window and cushioned flooring.

## Attic Bedroom Two

14'10" x 13'3" (4.54m x 4.05m )

Having carpeted flooring, gas central heating radiator and built-in eaves storage to both sides.

## Outside

Mainly laid to lawn to the rear with enclosed boundaries.



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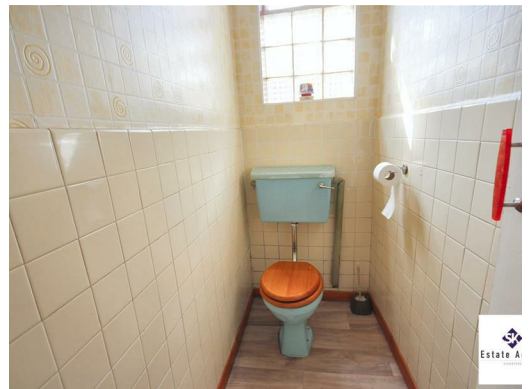
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Company No: 08028567



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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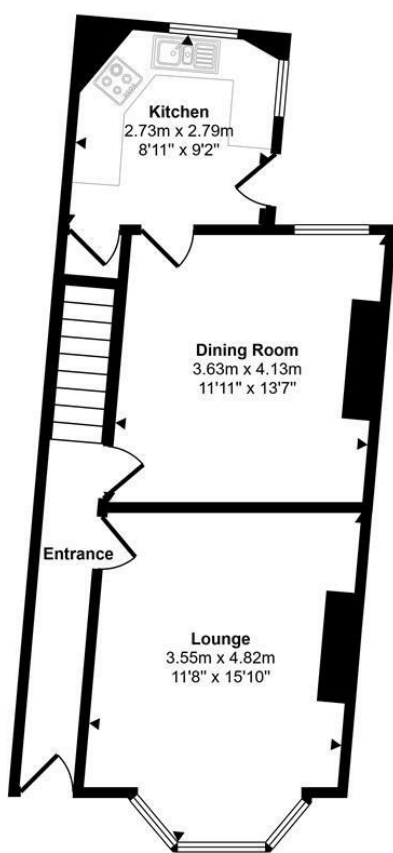


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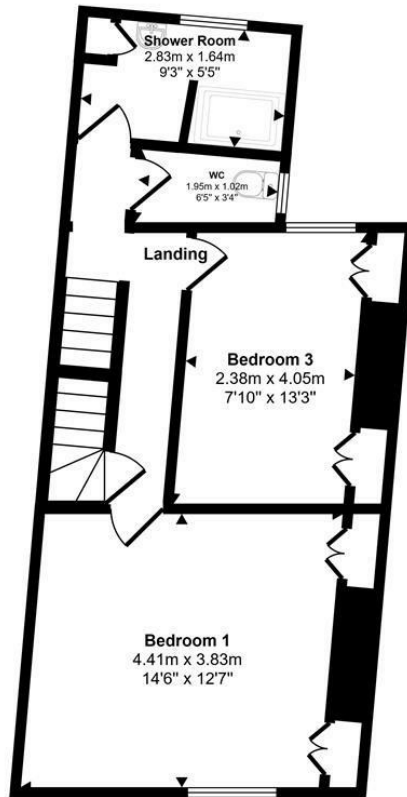
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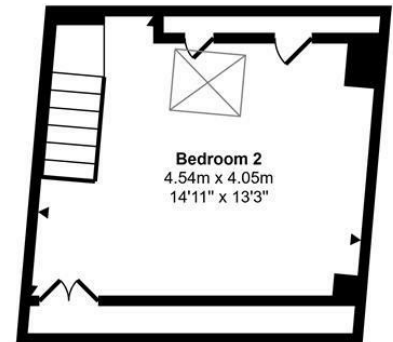
Approx Gross Internal Area  
109 sq m / 1168 sq ft



Ground Floor  
Approx 44 sq m / 473 sq ft

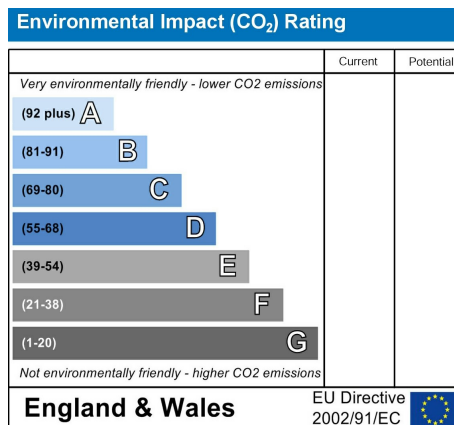
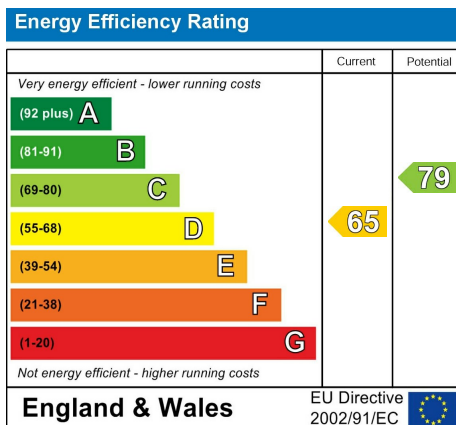


First Floor  
Approx 44 sq m / 478 sq ft



Second Floor  
Approx 20 sq m / 218 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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