



Brook Road, Sheffield S8 9FJ

Guide Price £350,000

****GUIDE PRICE £350,000 TO £400,000****

VIRTUAL TOUR

SK Estate Agents are delighted to offer to the market for SALE this spacious, three bedroomed, semi-detached property situated in the highly popular neighbourhood of Meersbrook, with spectacular views across Meersbrook Park. Located just a short distance from excellent local shops, good schools, cafes, and Heeley Retail Park, the property, which is in need of modernisation throughout, would make an ideal project. In brief the accommodation comprises: large lounge, dining room, spacious kitchen with access to the rear garden, cellar with conversion potential (subject to planning), three generously sized bedrooms, plus attic storage, two bathrooms, and pleasant rear garden with patio areas and useful storage. A viewing is highly advised to avoid disappointment.

Tenure: Freehold



Entrance

Front-facing UPVC door with glazed panels leading into the entrance hall. Featuring laminate flooring and a timber door with obscure glass providing access to the lounge.

Lounge

12'11" x 15'10" (3.94m x 4.85m)

A spacious and bright living area with a front-facing UPVC double-glazed bay window, offering exceptional park views. Includes a feature fireplace with a wooden surround and tiled hearth, a central heating radiator, and carpeted flooring.

Dining Room

10'5" x 13'10" (3.18m x 4.22m)

A good sized reception room with rear-facing UPVC double-glazed window, carpeted flooring, and a central heating radiator.

Kitchen

9'10" x 12'5" (3.01m x 3.79m)

Fitted with wood-effect wall and base units with contrasting roll-top work surfaces, incorporating a stainless steel sink with drainer and chrome mixer tap. Having space and plumbing for a washing machine, space for freestanding gas cooker, and built-in storage within the chimney breast recess. Cushioned flooring, a rear-facing UPVC double-glazed window, and a UPVC door leading to the garden.

Cellar

16'1" x 24'8" (4.91m x 7.53m)

Divided into two chambers and an office space, offering excellent potential for basement conversion (subject to necessary planning and building regulations).

First Floor Landing

Carpeted flooring with access to bedrooms and bathrooms.

Bathroom

8'10" x 11'6" (2.71m x 3.53m)

Previously partitioned into two sections:

1. Fully tiled with a low-flush WC, pedestal washbasin, cushioned flooring, and an obscure-glass window.
2. White suite comprising a low-flush WC, pedestal washbasin, and bath with electric shower over. Benefitting from fully tiled walls, built-in storage, and a rear-facing obscure-glass UPVC window.

Bedroom One

16'6" x 16'3" (5.04m x 4.97m)

A large, bright and airy principal bedroom with front-facing UPVC double-glazed bay window and additional window, offering spectacular views over Meersbrook Park. Features built-in wardrobes, carpeted flooring, and two central heating radiators.



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Bedroom Two

10'2" x 13'11" (3.12m x 4.25m)

A spacious double bedroom with a rear-facing UPVC double-glazed window, built-in wardrobes, carpeted flooring, and a central heating radiator.

Attic

Featuring carpeted flooring, rear-facing Velux window, and access to eaves storage.

Bedroom Three

10'3" x 10'2" (3.13m x 3.12m)

A further double bedroom having carpeted flooring, rear-facing Velux window, side-facing UPVC double-glazed window, central heating radiator, and wooden panelled storage.

Outside

To the front of the property lies a gated path leading to the front entrance door.

To the rear of the property lies a pleasant, enclosed garden with side access, an area laid to lawn, and two patio seating areas. Also benefitting from a good sized outhouse for additional storage and benefits from water.

With Meersbrook Park a stones throw away, there are ample options to enjoy the outdoors.



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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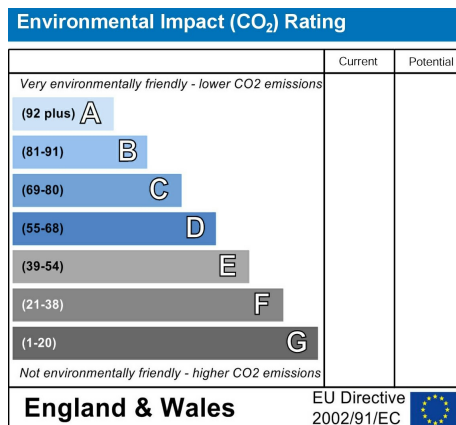
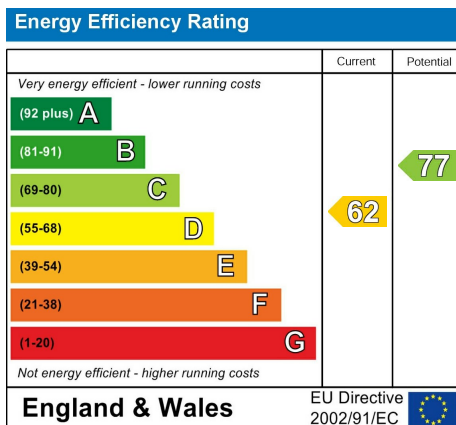
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Approx Gross Internal Area
171 sq m / 1837 sq ft



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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