



**Old Park Road, Sheffield S8 7DS**

**Guide Price £375,000**

**\*\* Guide Price: £375,000 - £400,000 \*\***

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale this spacious, extended and well presented four bedroomed detached family home located in the popular residential area of Greenhill. Benefiting from a quiet location, good sized garden and a generous driveway, this home would be ideal for families. In brief the property comprises: entrance hallway, open plan and bay-fronted lounge/dining room, sun room, extended kitchen, utility room, integral garage, four bedrooms, one with open plan en-suite, and a family bathroom. An early viewing is advised to avoid disappointment.

Tenure: Leasehold



### Entrance

Entry via front-facing composite door into the entrance hallway with laminate flooring, a central heating radiator and carpeted stairs leading to the first floor.

### Lounge/Diner

10'7" x 24'11" (3.23m x 7.61m)

A bright, open-plan lounge and dining area with a front-facing UPVC double-glazed bay window and rear patio doors leading into the sun room. Finished with laminate flooring and central heating radiators.

### Sun Room

7'8" x 8'1" (2.36m x 2.48m)

Timber-built sunroom with glazed panels and doors opening onto the rear garden. Having tiled flooring and a central heating radiator.

### Extended Open-Plan Kitchen

6'1" x 17'5" (1.87m x 5.31m)

Well proportioned kitchen fitted with a range of wood-effect wall and base units with contrasting roll-edged worktops incorporating a four-ring gas hob with extractor above, double oven below, and a one-and-a-half bowl sink with chrome mixer tap. Having space and plumbing for a dishwasher and freestanding fridge-freezer. There is a rear-facing UPVC double-glazed window, tiled flooring, and door to the utility room.

### Utility Room

7'2" x 7'2" (2.19m x 2.19m)

Having matching wood-effect base units with stainless steel sink and chrome mixer tap. There is a rear-facing timber door with glazed panels leading to the garden, tiled flooring, central heating radiator, storage area, and wall-mounted combi boiler. Door leading to the internal garage.

### Integral Garage

7'4" x 12'5" (2.25m x 3.80m)

Useful storage space with roller door to the front.

### First Floor Landing

With carpeted flooring and a built-in storage cupboard.

### Bedroom Two

10'10" x 14'0" (3.32m x 4.27m)

Bright and airy principle bedroom made light via the front facing UPVC double glazed bay window. Benefitting from laminate flooring and central heating radiator.

### Bedroom Three

10'3" x 11'5" (3.13m x 3.50m)

A further double bedroom with UPVC double glazed window, laminate flooring and gas central heating radiator. Ample space for freestanding furniture.



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### Bedroom One (extended with open en-suite)

6'9" x 20'4" (2.07m x 6.2m)

A large, dual-aspect bedroom with front and rear UPVC double-glazed windows, laminate flooring, gas central heating radiator and feature glass bricks. Includes an open en-suite area with shower cubicle and thermostatic shower, and freestanding wash basin.

### Bedroom Four

6'4" x 6'1" (1.94m x 1.87m)

Front-facing with UPVC double-glazed window, laminate flooring, and over-stairs storage cupboard

### Bathroom

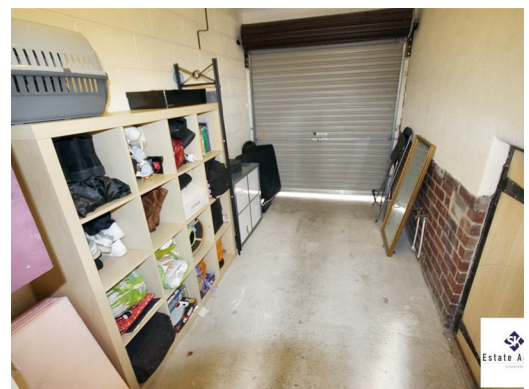
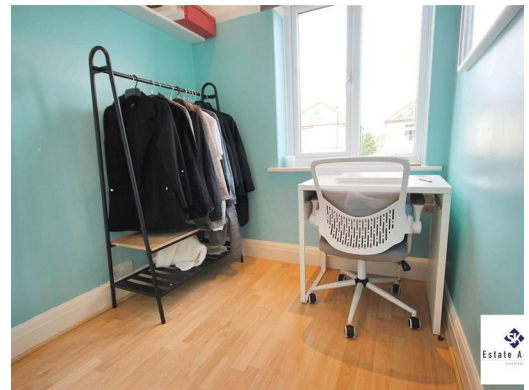
6'10" x 8'5" (2.09m x 2.58m)

Family bathroom fitted with a white suite comprising: P-shaped bath with mixer shower, pedestal wash hand basin, and low flush WC. Fully tiled walls and floor, chrome heated towel rail, central heating radiator, and rear-facing obscure UPVC double-glazed window.

### Outside

To the front is a block-paved driveway providing ample off-road parking.

To the rear is a large enclosed garden, mainly laid to lawn and bordered by mature hedges for privacy, with a paved patio seating area and additional garage 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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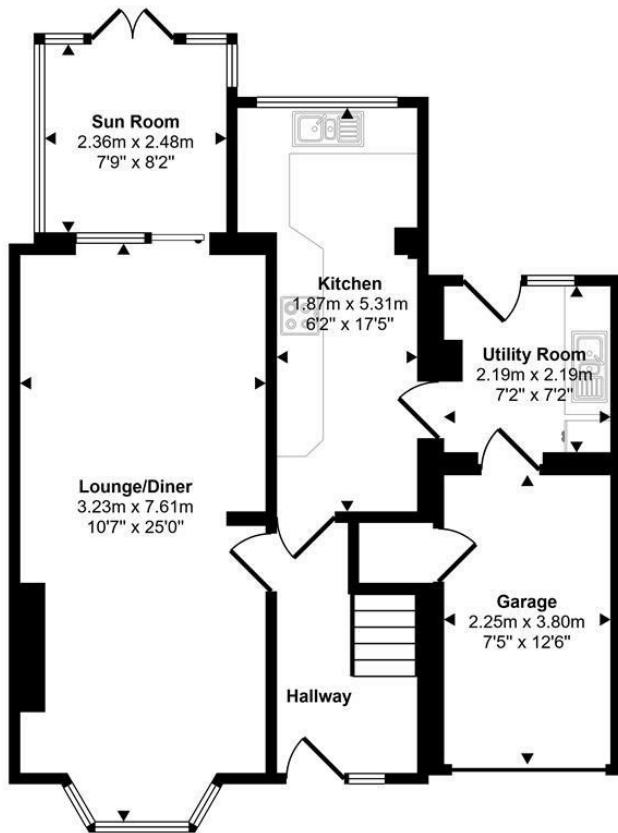
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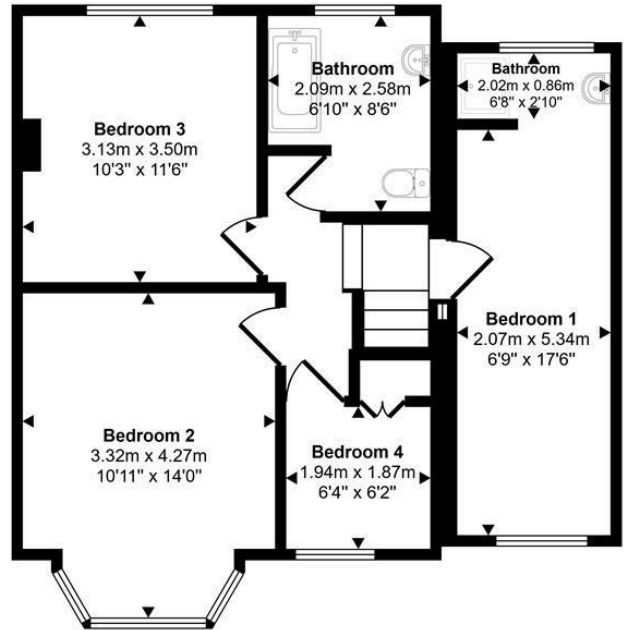
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Company No: 08028567

Approx Gross Internal Area  
119 sq m / 1277 sq ft

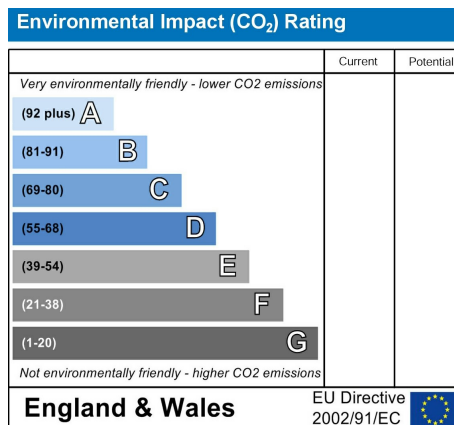
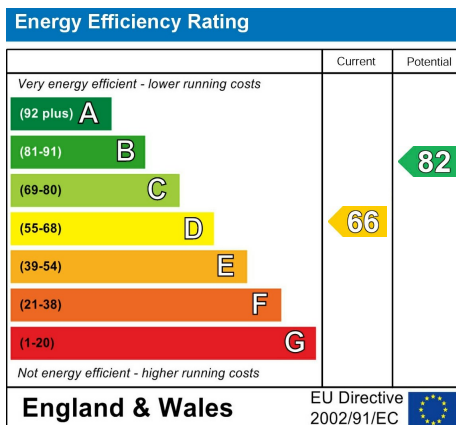


Ground Floor  
Approx 64 sq m / 686 sq ft



First Floor  
Approx 55 sq m / 590 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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