



## Upper Valley Road, Sheffield S8 9HB

Guide Price £230,000

\*\*GUIDE PRICE £230,000 TO £250,000\*\*

Virtual Tour Available

SK Estate Agents are delighted to offer to the market, this well presented, three bedroom, mid-terrace property offering spacious accommodation over three floors, together with a well-established tiered rear garden. Situated in the highly popular neighbourhood of Meersbrook, located just a short distance from good local shops, Meersbrook Park, good schools and transport links to Sheffield City Centre, the property would ideally be suited to first time buyers or investors. The accommodation briefly comprises: lounge, dining room, cellar, off-shot kitchen, two bedrooms and bathroom to the first floor, a large attic bedroom and a mature tiered garden to the rear. A viewing is highly advised to avoid disappointment.

Tenure: Leasehold



## Lounge

12'4" x 11'11" (3.76m x 3.65m )

Entrance through a front-facing UPVC double glazed door into the welcoming lounge having laminate flooring, central heating radiator and front-facing UPVC double glazed window.

## Dining Room

10'9" x 11'11" (3.30m x 3.65m )

A beautifully presented dining area boasting storage built into the side of the chimney breast, and having laminate flooring, central heating radiator, rear-facing UPVC double glazed window overlooking the garden, open shelving and a door leading to the cellar.

## Cellar

The cellar provides a useful additional storage space.

## Off-Shot Kitchen

5'10" x 8'0" (1.78m x 2.46m )

Well equipped off-shot kitchen having a range of white gloss wall and base units with contrasting square-edged worktops incorporating a 1½ bowl sink with swan neck mixer tap. Also having a freestanding cooker with double oven, five-ring induction hob and extractor above. There is space and plumbing for a washing machine and an integrated fridge/freezer. The kitchen benefits from tiled splashbacks, rear-facing UPVC double glazed window and tiled flooring.

## Landing

Having carpeted flooring, balustrade and further stairs leading to the attic bedroom.

## Bedroom One

12'0" x 11'11" (3.68m x 3.64m )

The principal bedroom features a useful under stairs storage cupboard and has carpeted flooring, central heating radiator, and front-facing UPVC double glazed window.

## Bathroom

5'6" x 9'11" (1.69m x 3.04m )

Modern Victorian-style bathroom comprising freestanding bath with rainwater shower over, pedestal wash hand basin and WC. Having chrome heated towel rail, laminate flooring, half-tiled walls and splashbacks, together with a rear-facing obscure uPVC double glazed window.

## Bedroom Three

6'0" x 9'4" (1.85m x 2.86m)

Having rear-facing uPVC double glazed window, carpeted flooring and central heating radiator.

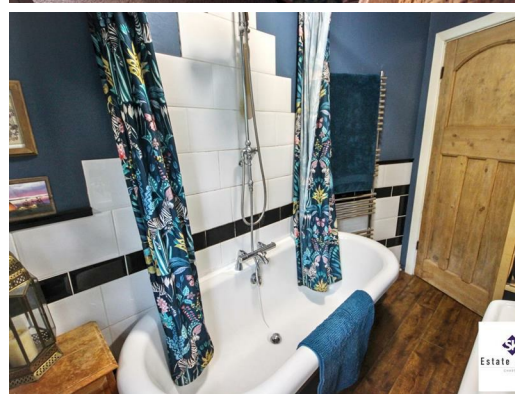
## Attic Bedroom Two

11'1" x 18'7" (3.38m x 5.67m )

A good-sized bedroom having front-facing Velux window, laminate flooring, contemporary vertical central heating radiator and storage to both the front and rear eaves.

## Outside

The rear of the property enjoys a well-established tiered garden which has



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been thoughtfully landscaped to create a variety of seating and planting areas. A paved patio provides space for outdoor dining and entertaining, whilst raised beds, mature shrubs, trees and a range of established plants add colour and privacy throughout the garden. To the rear is a useful garden store/workshop, together with additional planting areas and pathways connecting the different levels of the garden. Overall, the garden offers an attractive outdoor space for keen gardeners and those looking to enjoy a private setting.



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



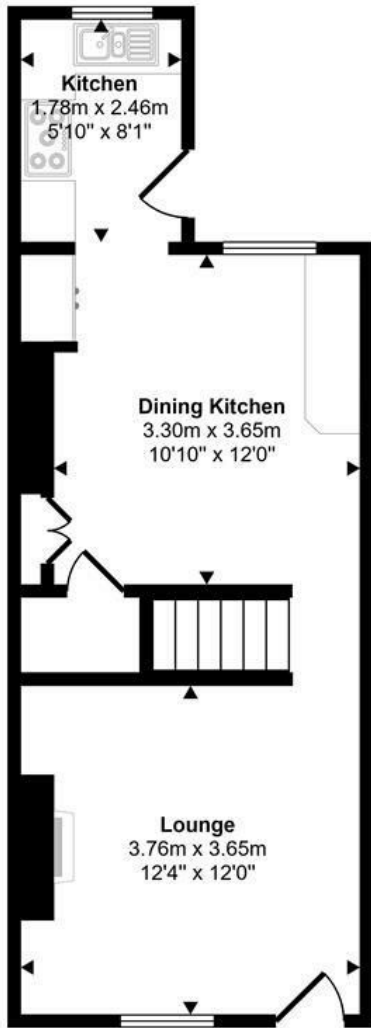
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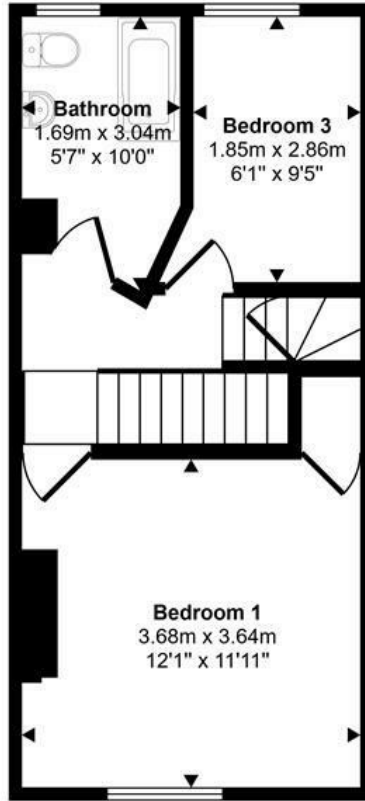
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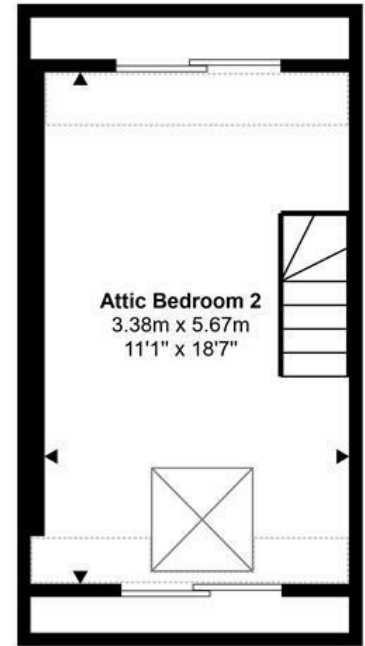
Approx Gross Internal Area  
92 sq m / 987 sq ft



Ground Floor  
Approx 36 sq m / 390 sq ft



First Floor  
Approx 31 sq m / 338 sq ft



Second Floor  
Approx 24 sq m / 260 sq ft

Denotes head height below 1.5m

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
	<b>64</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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