



**Hadfield Street, Sheffield S6 3RS**

**Guide Price £190,000**

**\*\*Guide Price £190,000 - £210,000\*\***

Virtual Tour

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN, this generously proportioned two bedroom semi-detached property situated in the highly popular area of Walkley; close to a wide range of local shops, amenities, and excellent transport links. This home would ideally be suited to a first time buyers or investors. In brief, the accommodation comprises: two large reception rooms, kitchen, utility room, two double bedrooms, bathroom and a good-sized rear garden. A viewing is highly advised to appreciate the size of accommodation on offer.

Tenure: Freehold



## Entrance Vestibule

Entrance via side facing timber door into entrance vestibule. Having carpeted flooring and carpeted stairs rising to first floor.

## Dining Room

13'5" x 10'3" (4.09m x 3.13m )

Having exposed floorboards and feature Victorian style fireplace with tiled hearth. Also having gas central heating radiator, rear facing window onto utility and access to pantry store.

## Kitchen

7'8" x 8'3" (2.35m x 2.54m )

Fitted with range of wall and base units with contrasting work surface incorporating stainless steel sink with mixer tap and drainer. Having space for freestanding fridge freezer, side facing window, tiled flooring, gas central heating radiator and tiled splashback. Also benefiting from side facing door opening into utility porch.

## Utility Room

Having space and plumbing for washing machine, dishwasher and tumble dryer. Also having dual aspect windows, tiled flooring and part glazed timber door opening into garden.

## Lounge

11'10" x 12'7" (3.62m x 3.84m )

Front facing lounge, the focal point being the ornate fireplace with tiled hearth. Having laminate flooring, UPVC double glazed window and gas central heating radiator.

## Landing

Having carpeted flooring, gas central heating radiator and access to loft via hatch. Also benefiting from cupboard and shelves providing useful additional storage.

## Bedroom One

12'5" x 13'3" (3.80m x 4.06m )

Front facing and having UPVC double glazed window, carpeted flooring and gas central heating radiator. Also having walk in wardrobe.

## Bedroom Two

8'11" x 10'5" (2.73m x 3.19m )

Having exposed floorboards, gas central heating radiator and rear facing UPVC double glazed window. Also having walk in wardrobe.

## Bathroom

7'6" x 8'3" (2.29m x 2.53m)

Fitted with white suite comprising: low flush WC, panel bath with glass screen and vanity basin with range of storage beneath. Having tiled flooring, side facing UPVC double glazed obscured glass window, heated towel rail and tiled splashback.

## Outside

The rear garden is mainly laid to lawn, also having mature plants, space for outdoor seating and outhouse providing useful additional storage.



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**Website:** [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

**Email:** [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

**Telephone:** 0114 2749730

**Address:** 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

**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



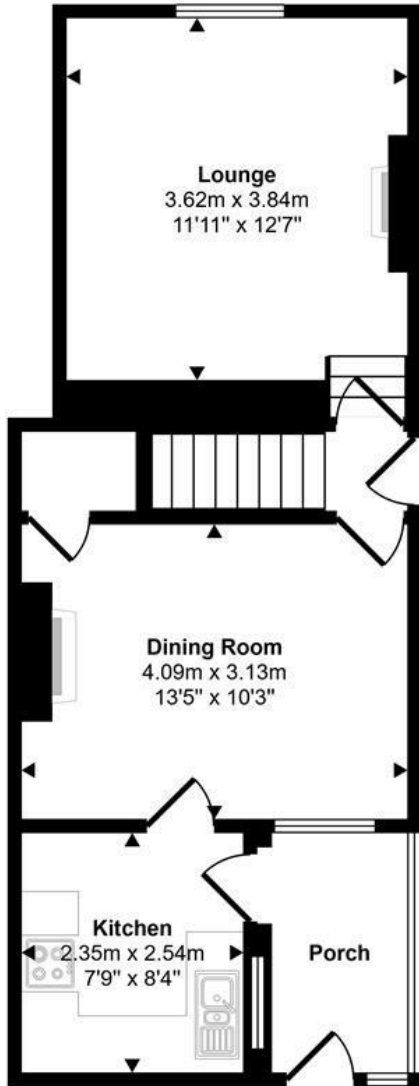
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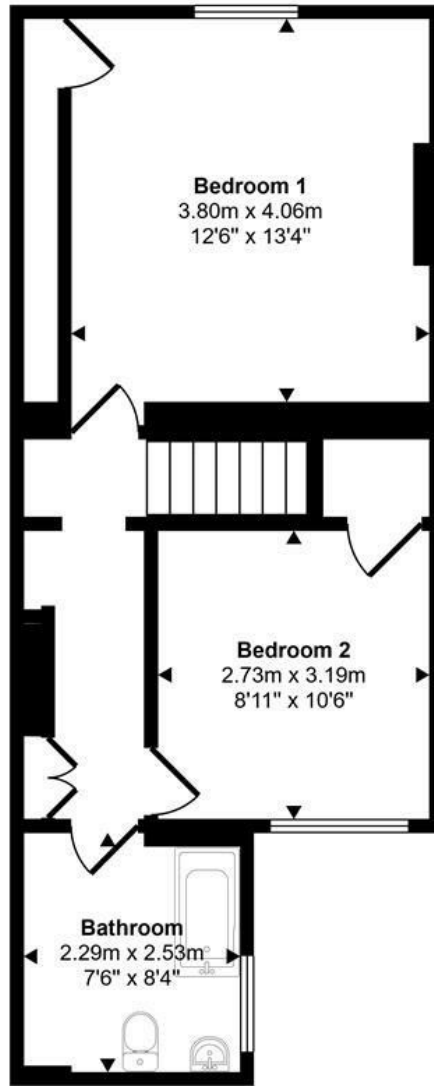
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Approx Gross Internal Area  
86 sq m / 924 sq ft



Ground Floor  
Approx 43 sq m / 465 sq ft



First Floor  
Approx 43 sq m / 459 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
		<b>87</b>
	<b>63</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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