



Empire Road, Sheffield S7 1GJ

Guide Price £220,000

****GUIDE PRICE £220,000 - £240,000****

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale this well presented, three bedroomed, mid-terraced property located on this residential street in the heart of Nether Edge. Positioned in close proximity to the amenities on Abbeydale Road including shops, restaurants, local parks and recreational facilities and with excellent transport links to Sheffield City Centre, this property would be ideal for first time buyers and investors. In brief the property comprises: lounge, dining kitchen, utility room, cellar, three bedrooms and a bathroom. The outdoor space to the rear is low maintenance for easy keeping. A viewing is highly recommended to appreciate the property on offer.

Tenure: Leasehold



Lounge

11'4" x 14'0" (3.47m x 4.29m)

Good-sized front reception room with a UPVC double-glazed bay window providing ample natural light. Features include: carpeted flooring, central heating radiator, and an electric fire with wooden surround and marble back and hearth. Composite front door access.

Dining Kitchen

11'5" x 11'5" (3.50m x 3.50m)

Well presented and fitted with a range of cream wall and base units with complementary roll-edged worktops. Includes a four-ring gas hob with electric oven below and extractor above, plus a 1½ bowl stainless steel sink with swan-neck mixer tap. Having rear-facing UPVC double-glazed window, space for a freestanding fridge freezer, central heating radiator and cushioned flooring. Door leading to cellar.

Off Shot Utility Room

4'5" x 7'0" (1.35m x 2.14m)

Useful additional space with side and rear UPVC double-glazed windows and cream base units with worktop incorporating stainless steel sink with mixer tap. Providing space and plumbing for a washing machine, having a central heating radiator, tiled flooring and side composite door leading to the rear garden.

Landing

Carpeted stairs and landing with further staircase access to the attic bedroom.

Bedroom One

11'4" x 9'8" (3.46m x 2.95m)

Front-facing double bedroom with UPVC double-glazed window, carpeted flooring, fitted mirrored wardrobes and central heating radiator.

Bathroom

4'0" x 9'1" (1.24m x 2.78m)

Fitted with a white suite comprising: bath with chrome mixer tap and thermostatic shower over, low flush WC and pedestal wash hand basin with chrome swan-neck mixer tap. Boasting tiling to the splashback areas, cushioned flooring, chrome heated towel rail and rear-facing obscure UPVC double-glazed window.

Bedroom Three

7'0" x 9'3" (2.15m x 2.83m)

Rear-facing bedroom with UPVC double-glazed window, carpeted flooring and central heating radiator.

Attic Bedroom Two

11'4" x 16'11" (3.47m x 5.16m)

Spacious double bedroom with rear-facing Velux window, carpeted flooring, central heating radiator and providing ample space for freestanding furniture.

Outside

To the rear of the property lies a private, low maintenance courtyard garden laid with flagstones for outdoor seating.



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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



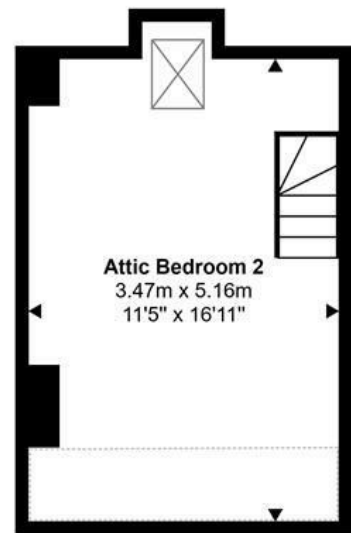
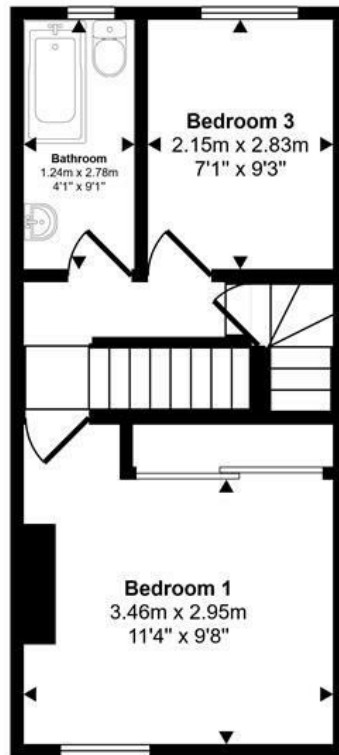
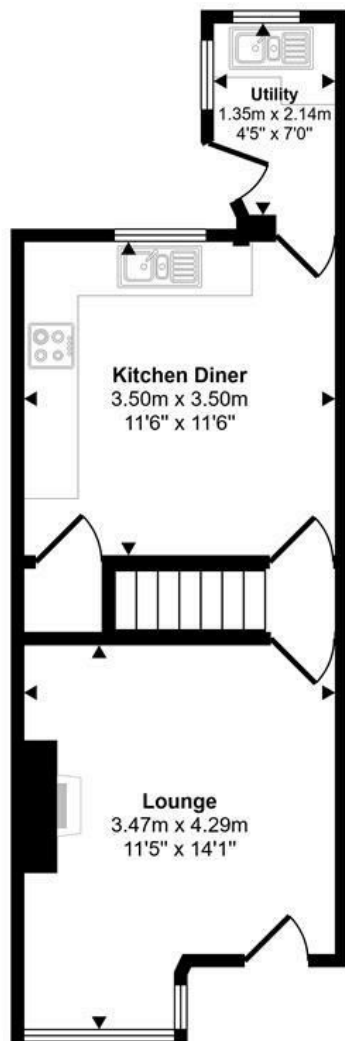
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Approx Gross Internal Area
79 sq m / 845 sq ft



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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