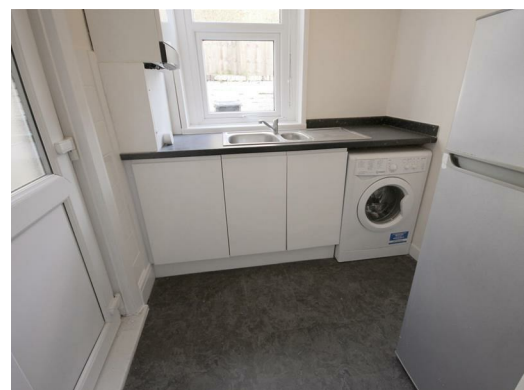




Athol Road, Sheffield S8 0PA

£750 Per Calendar Month

Available immediately is this three bedroom mid-terraced property ideally located in the popular residential area of Woodseats. Being convenient for public transport, schools and shops, and within close proximity to Climbing Works. The property has gas fired central heating and UPVC double glazing, and in brief comprises; lounge, newly fitted kitchen/diner, utility room, cellar storage, three good sized bedrooms, and shower room. To the outside there is a low maintenance garden to the rear providing space for seating. An early viewing is recommended to avoid disappointment. No pets, no smokers, no sharers.



Lounge

Entrance through front facing UPVC double glazed door into lounge. Having UPVC double glazed window, laminate flooring, gas central heating radiator and TV aerial point.

Hallway

Having gas central heating radiator, carpeted floor, cloak hooks and carpeted stairs rising to first floor.

Kitchen/Diner

Modern kitchen benefiting from high gloss wall and base units with contrasting work surfaces incorporating a 4 ring electric hob with electric oven below and extractor above. Also having laminate flooring, gas central heating radiator, rear facing UPVC double glazed window, door providing access to cellar head and access to the utility room. There is ample space for a dining table.

Off-shot Utility Room

Off-shot utility room providing additional fitted cupboards with contrasting work surface which incorporates a one and a half bowl stainless steel sink with mixer tap and drainer. Also benefiting from rear facing UPVC double glazed window, cushioned flooring, space and plumbing for a washing machine and fridge/freezer. The utility room also houses the boiler.

Cellar Head

With shelving and providing useful additional storage.

Bedroom One

Large front facing master bedroom having UPVC double glazed window, laminate flooring and gas central heating radiator. Also benefiting from large fitted wardrobe.

Bedroom Two

Rear facing bedroom having UPVC double glazed window, laminate flooring and gas central heating radiator.

Shower Room

Modern shower room fitted with white suite comprising: double shower cubicle with thermostatic shower, pedestal wash hand basin and low flush WC. Having cushioned flooring, gas central heating radiator and part tiled walls.

Bedroom Three

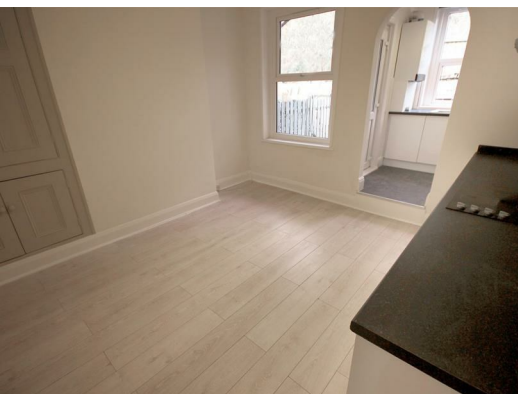
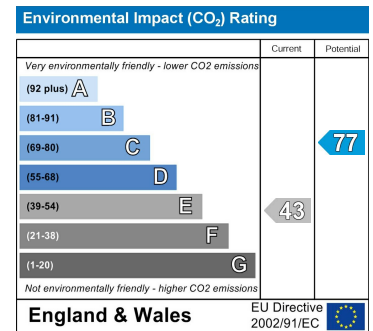
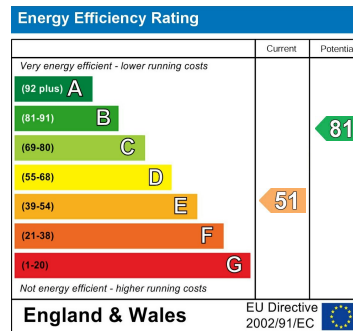
Large attic bedroom having carpeted flooring and gas central heating radiator. Also benefiting from rear facing Velux window, and double bed frame with mattress.

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

Outside

The rear garden provides outdoor seating space.



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