



Valley Road, Sheffield S8 9GB

Guide Price £180,000

****GUIDE PRICE £180,000 - £200,000 ****

Virtual Walk Through Tour

SK Estate Agents are pleased to offer to the market for sale and with NO ONWARD CHAIN this well-presented, three bedroom, mid-terrace property, set over three floors. Situated in the highly desirable neighbourhood of Meersbrook and close to a host of local shops, Meersbrook Park, and amenities, this property would be ideally suited to first time buyers or investors. In brief, the accommodation comprises: lounge, dining room, cellar, kitchen, two bedrooms and a shower room to the first floor and a good sized attic bedroom to the second floor. A viewing is advised to appreciate the property on offer.

Tenure: Leasehold



Lounge

11'8" x 11'11" (3.57m x 3.65m)

Entered via a front-facing UPVC door into the spacious lounge the lounge having feature fireplace with wooden surround, tiled back and hearth, a front-facing UPVC double glazed window, carpeted flooring, and central heating radiator.

Hallway

With carpeted stairs leading to the first floor.

Dining Room

11'9" x 11'9" (3.59m x 3.60m)

Another well proportioned reception room with a rear-facing UPVC double glazed window, and having carpeted flooring, central heating radiator and a feature fireplace with marble surround, back and hearth incorporating a feature fire. Door leading to the cellar storage.

Kitchen

5'6" x 8'0" (1.70m x 2.46m)

Fitted with a range of wooden wall and base units with contrasting roll-edged worktops incorporating a sink with swan-neck mixer tap and also having a four-ring gas hob with extractor above and electric oven beneath. Benefitting from tiled walls and flooring, space and plumbing for a washing machine, and rear-facing UPVC double glazed window and side-facing UPVC double glazed stable door leading to the rear garden.

First Floor Landing

Having carpeted flooring and stairs leading to the attic bedroom.

Bedroom One

11'8" x 11'10" (3.56m x 3.62m)

Principal double bedroom made bright by way of the front-facing UPVC double glazed window and also featuring carpeted flooring, central heating radiator and useful under-stairs storage cupboard.

Bedroom Two

6'4" x 9'1" (1.95m x 2.79m)

Neutrally decorated and having a rear-facing UPVC double glazed window, laminate flooring and central heating radiator.

Shower Room

4'11" x 9'3" (1.51m x 2.83m)

Modern shower room comprising: corner shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin. Boasting fully tiled walls and flooring, and having rear-facing UPVC double glazed window, central heating radiator and useful storage cupboard.

Attic Bedroom Three

9'9" x 12'1" (2.99m x 3.70m)

A good sized attic bedroom having laminate flooring, central heating radiator and front-facing Velux window. Also benefiting from useful storage space above the stairs and an additional storage cupboard to the rear of the staircase.

Outside

To the rear is an enclosed garden arranged over split levels, featuring paved



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seating areas and made private by a combination of brick walls and timber fencing, creating a low-maintenance outdoor space.



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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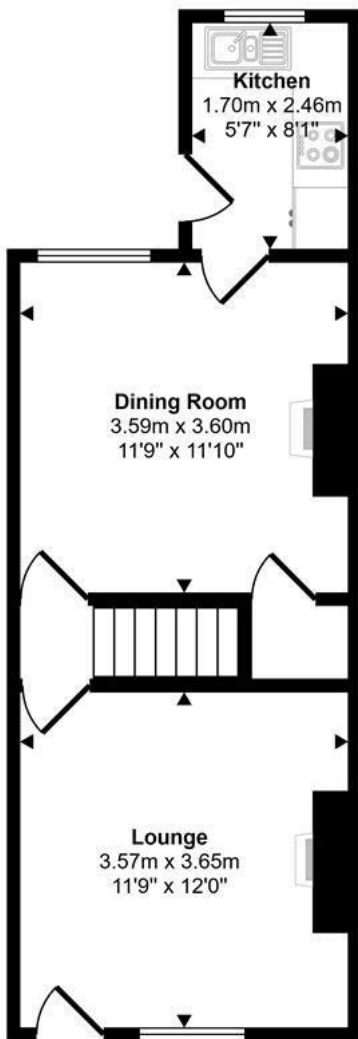
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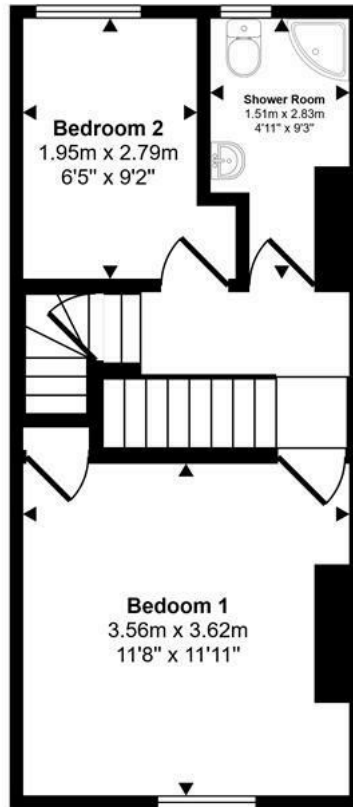
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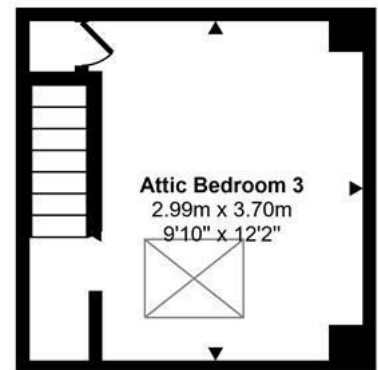
Approx Gross Internal Area
78 sq m / 840 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft



First Floor
Approx 30 sq m / 326 sq ft



Second Floor
Approx 13 sq m / 145 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
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	64

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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