



**Erskine Road, Sheffield S2 3LP**

**£575 Per Calendar Month**

**\*\* AVAILABLE EARLY SEPTEMBER 2019 \*\***SK Estate Agents are pleased to market for LET this well presented and part-furnished two bedroom semi-detached property situated in the highly popular area of Arbourthorne and conveniently placed for an array of shops, amenities and excellent transport links to Sheffield City Centre. Ideally suited to professionals, the accommodation briefly comprises: entrance hall, lounge, kitchen, downstairs WC, off-road parking, two double bedrooms, bathroom and private gardens to the front and rear. A viewing is highly recommended to appreciate the size and standard of accommodation on offer. No sharer, No pets, and no smokers.



### Entrance Hallway

Entry through timber framed secure external door into the warm and welcoming entrance hall. Benefiting from laminate flooring, gas central heating radiator and storage cupboard. Carpeted staircase rising to the first floor.

### Lounge

Well presented living space made bright and airy through front and rear facing UPVC double glazed windows. Featuring laminate flooring, two gas central heating radiators, decorative ceiling coving, electric decorative fire and TV point. Furniture included: Sofa, armchair and TV Unit.

### Kitchen

A contemporary fitted kitchen having a good range of wall and base units with complimentary granite effect worktops incorporating stainless steel sink and drainer. Benefiting from tiled flooring, splashbacks, gas central heating radiator and side facing UPVC double glazed window unit. Featuring freestanding gas cooker, space for a washing machine and space for a fridge/freezer.

### Rear Hallway

Having tiled flooring and access to the rear garden via UPVC double glazed external door. Benefiting from storage cupboard to the side which houses the boiler.

### Downstairs WC

Accessed via the rear hallway, this bright and airy downstairs WC benefits from a low flush WC and rear facing obscured UPVC double glazed window.

### Landing

A good sized carpeted landing made bright and airy through front facing UPVC double glazed window. Benefiting from gas central heating radiator and providing access to the first floor accommodation.

### Master Bedroom

Neutrally decorated double bedroom featuring laminate flooring, rear UPVC double glazed window, gas central heating radiator and TV Point. Furniture included: double bed base.

### Bedroom Two

A well presented double bedroom benefiting from laminate

flooring, UPVC double glazed rear facing window overlooking the garden and gas central heating radiator. Furniture included: Wardrobe.

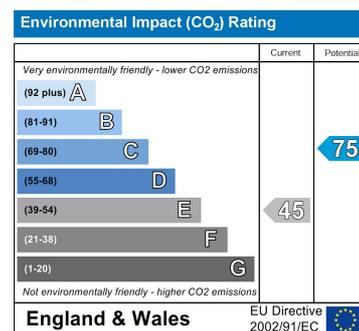
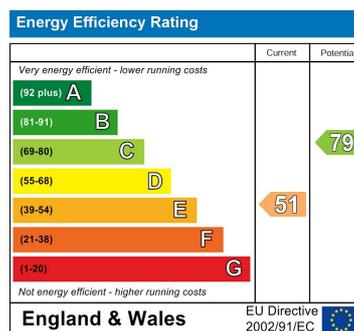
### Bathroom

Contemporary fitted bathroom suite comprising: bath with electric shower over and vanity sink unit. Benefiting from gas central heating radiator, tiled flooring, UPVC double glazed obscured window and airing cupboard housing water tank.

### Outside

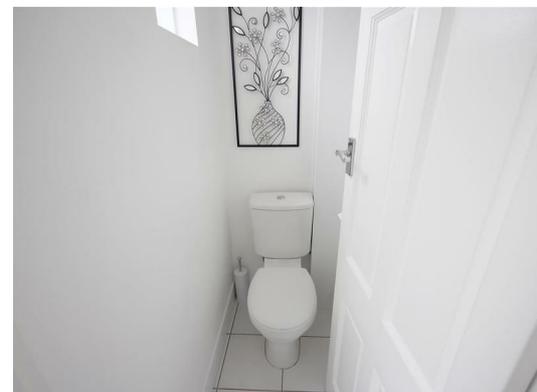
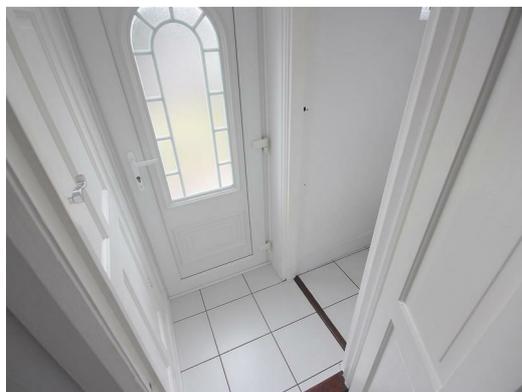
The front of the property benefits from a good sized low maintenance garden with access to the rear garden through secure gate and a block paved driveway providing an off-road parking space.

To the rear of the property lies a good sized garden laid to lawn and a patio area offering space for outdoor seating. Made private by fenced borders, the garden further benefits from a storage shed to the rear.



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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