



Springwood Road, Sheffield S8 9TW

Guide Price £200,000

** GUIDE PRICE £200,000 - £220,000 **

Virtual Walk Through Tour

SK Estate Agents are pleased to offer for sale this recently fully refurbished and with no onwards chain, 3 bedroomed family home situated in the highly sought after area of Meersbrook. Situated within close proximity to major bus routes, Meersbrook Park and arranged over three floors, this property would suit young couples, families or investors alike. In brief the property comprises: lounge, newly fitted dining kitchen, three bedrooms, family bathroom and low maintenance rear garden. Early viewing is recommended in order to avoid disappointment.

Tenure: Leasehold



Lounge

12'8" x 11'10" (3.88m x 3.61m)

Entered via a front-facing UPVC double glazed door into the lounge. Having a front-facing UPVC double glazed window, laminate flooring, and central heating radiator.

Dining Kitchen

12'5" x 11'6" (3.79m x 3.51m)

A modern and newly fitted kitchen fitted with a good range of dove grey wall and base units complemented by role-edged worktops incorporating a stainless steel sink with drainer and swan neck mixer tap. Having a four-ring Bosch electric hob with contemporary extractor above and electric oven below. There is an integrated fridge, freezer and dishwasher, together with a washing machine. Having a rear-facing UPVC double glazed window and door leading to the rear garden, laminate flooring, central heating radiator, and access to the cellar.

Hallway

Having carpeted flooring and stairs rising to first floor.

First Floor Landing

Having carpeted flooring and stairs leading to the second-floor attic bedroom.

Bedroom One

14'4" x 12'0" (4.37m x 3.67m)

A good-sized double bedroom having a front-facing UPVC double glazed window, carpeted flooring, central heating radiator, and useful understairs storage cupboard.

Bedroom Three

8'5" x 9'3" (2.59m x 2.83m)

A good-sized room having a rear-facing UPVC double glazed window, carpeted flooring, and central heating radiator.

Bathroom

5'2" x 9'1" (1.58m x 2.77m)

A modern bathroom comprising: white suite with low flush WC, bath with thermostatic rainfall shower above, and vanity wash hand basin with black mixer tap. Having a rear-facing obscure UPVC double glazed window, heated towel rail, cushioned flooring, and aqua board wall panelling.

Attic Bedroom

11'5" x 15'11" (3.48m x 4.86m)

A spacious attic bedroom having both front and rear Velux windows providing ample natural light, carpeted flooring, and central heating radiators.

Outside

To the front of the property there is on street parking.

There is a passageway down the side of the property with gated access to rear garden.

To the rear of the property there is a small low maintenance garden with space for 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



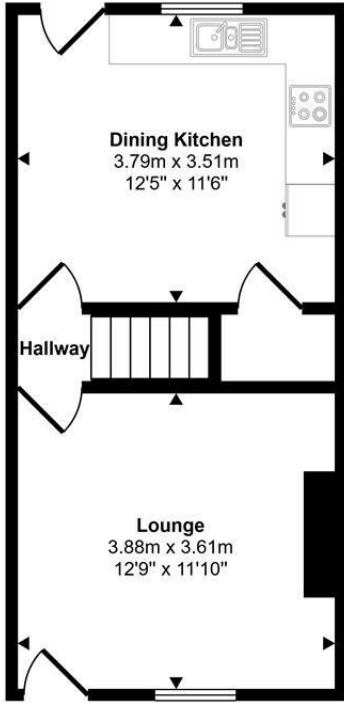
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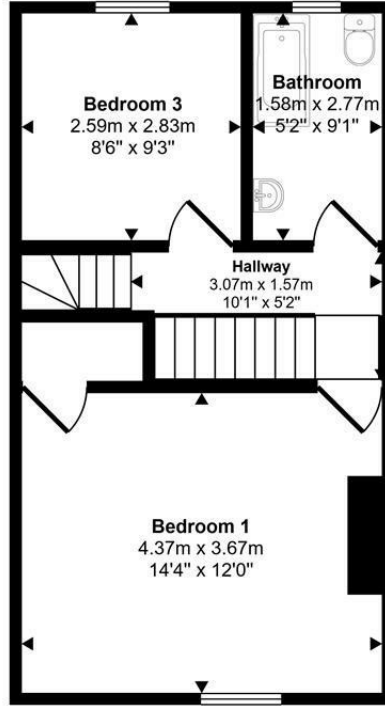
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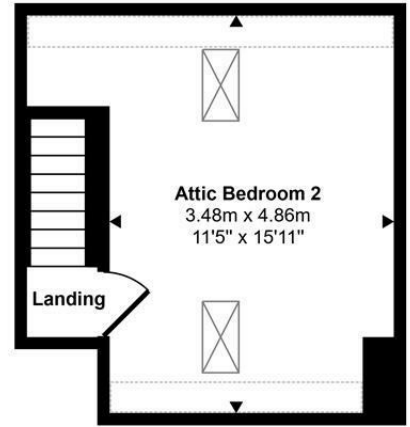
Approx Gross Internal Area
89 sq m / 958 sq ft



Ground Floor
Approx 32 sq m / 340 sq ft



First Floor
Approx 36 sq m / 390 sq ft



Second Floor
Approx 21 sq m / 228 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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