



Atlantic Crescent, Sheffield S8 7FW

Guide Price £100,000

****Guide Price £100,000 - £120,000****

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for SALE with NO ONWARD CHAIN this well-presented, three bedroom, mid-terrace property situated in the highly popular neighbourhood of Lowedges, close-by to a host of local shops, amenities and excellent transport links. In need of a scheme of renovation, in brief, the accommodation comprises: entrance vestibule, lounge, dining kitchen, three bedrooms, bathroom and gardens to the rear.

Tenure: Freehold



Entrance Hallway

Access via front facing timber door into the entrance hallway, with carpeted flooring, gas central heating radiator and stairs rising to first floor.

Lounge

11'6" x 17'3" (3.51m x 5.28m)

Well proportioned reception room having front facing timber single glazed window and additional rear facing timber window overlooking the garden. Also having carpeted flooring and gas central heating radiator.

Kitchen Diner

11'5" x 17'3" (3.50m x 5.26m)

Fitted with a range of wood-effect wall and base units with contrasting roll-edged worktops, incorporating an electric hob and 1½ bowl sink. Space and plumbing for washing machine and space for fridge freezer. Having cushioned flooring, front and rear facing timber doors, front facing timber window and cupboard housing the boiler.

Landing

Carpeted landing area with rear facing timber window providing natural light.

Bathroom

4'10" x 6'7" (1.49m x 2.03m)

Fitted with suite comprising: bath with electric shower over, pedestal wash hand basin and WC. Having rear facing timber window, gas central heating radiator, tiled splashbacks and carpeted flooring.

Bedroom One

10'2" x 8'2" (3.12m x 2.50m)

Double bedroom with front facing timber window, built-in mirrored wardrobe, carpeted flooring and gas central heating radiator.

Bedroom Two

8'0" x 10'0" (2.45m x 3.06m)

Front facing and having timber window, carpeted flooring and gas central heating radiator.

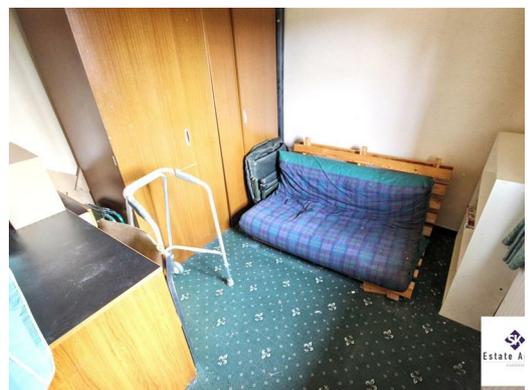
Bedroom Three

8'7" x 8'3" (2.62m x 2.54m)

Having rear facing timber window, carpeted flooring and gas central heating radiator.

Outside

Private and enclosed rear garden bordered by hedging. Large paved patio area leading to a good-sized lawn, with wooden shed positioned at the rear of the garden.



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Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

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



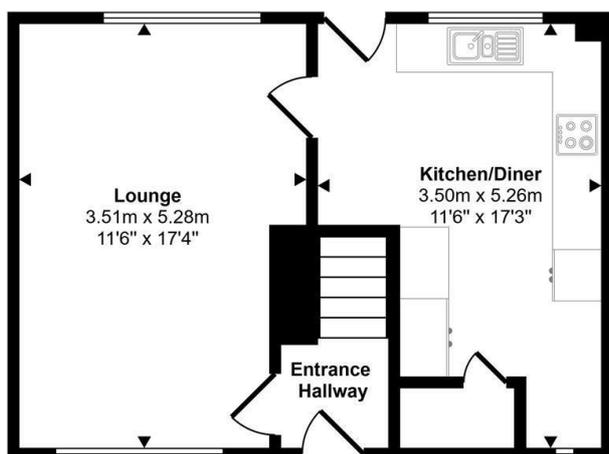
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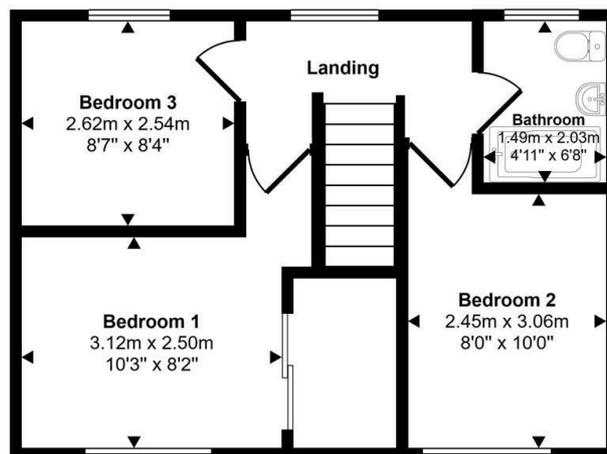
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Approx Gross Internal Area
75 sq m / 809 sq ft



Ground Floor
Approx 38 sq m / 407 sq ft



First Floor
Approx 37 sq m / 402 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
<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		
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