



**Ormond Road, Sheffield S8 8FS**

**Guide Price £150,000**

**\*\*Guide Price £150,000 - £160,000\*\***

Virtual Tour Available

SK Estate Agents are pleased to offer to the market this well presented, three bedroomed, end-terrace property located in a sought after residential area, convenient for a wide range of local amenities including schools, shops and leisure facilities. In brief the property comprises: entrance/utility room, entrance hallway, WC, large lounge, breakfasting kitchen, three bedrooms, family bathroom, and a private enclosed rear garden. An internal inspection is highly recommended to appreciate the size and standard of accommodation on offer. Please note this property is of non-standard construction.

Tenure: Freehold





### Entrance / Utility Room

10'1" x 6'6" (3.09m x 1.99m)

Accessed via a side-facing composite door, this useful space includes a skylight, side-facing UPVC double-glazed obscure window, laminate flooring, boiler, and space with plumbing for a washing machine and dryer.

### Entrance Hallway

A spacious entrance hallway with carpeted flooring and stairs rising to the first floor. Features a central heating radiator, a tall storage cupboard, and additional under-stairs storage.

### WC

Fitted with a white suite comprising low flush WC and pedestal wash hand basin with chrome mixer tap. Finished with fully tiled walls and floors and a front-facing obscured UPVC double-glazed window.

### Lounge

21'5" x 10'7" (6.53m x 3.25m)

A generous reception room having rear-facing UPVC double-glazed windows and French doors opening onto the rear garden. Includes a central heating radiator and carpeted flooring. Space for dining table and chairs.

### Kitchen

10'7" x 10'10" (3.24m x 3.31m)

A well-proportioned breakfasting kitchen fitted with a range of white wall and base units with contrasting roll-edged worktops. Incorporates a 1½ bowl sink with modern mixer tap, four-ring electric hob with extractor over, and electric oven beneath. Benefits from a front-facing UPVC double-glazed bay window, tiled splashbacks, laminate flooring, breakfast area, and space for a fridge-freezer.

### First Floor Landing

Carpeted stairs lead to the landing area with doors to all bedrooms and bathroom.

### Bedroom One

9'7" x 14'2" (2.93m x 4.32m)

A good-sized and well presented principal bedroom with rear-facing UPVC double-glazed window, carpeted flooring, and central heating radiator.

### Bedroom Two

9'9" x 10'10" (2.98m x 3.32m)

Another well-proportioned bedroom having a rear-facing UPVC double-glazed window, carpeted flooring, central heating radiator, and built-in double wardrobe.

### Bedroom Three

10'1" x 7'8" (3.08m x 2.34m)

A front-facing bedroom with UPVC double-glazed window, carpeted flooring, central heating radiator, and built-in wardrobe.



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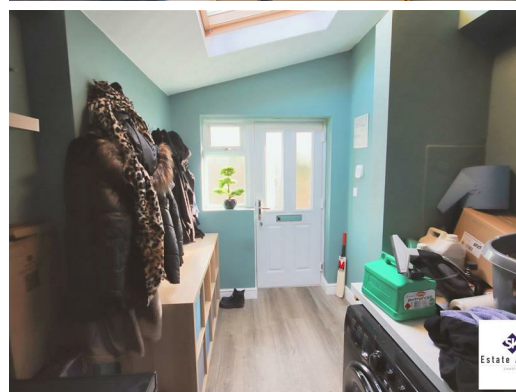
## Bathroom

9'1" x 4'7" (2.77m x 1.42m)

Fitted with a white suite comprising bath with electric shower over and glass screen, pedestal wash hand basin with chrome tap, and low flush WC. Finished with fully tiled walls and floor and a front-facing obscured UPVC double-glazed window.

## Outside

A private, enclosed rear garden featuring a paved patio seating area and a good-sized lawn.



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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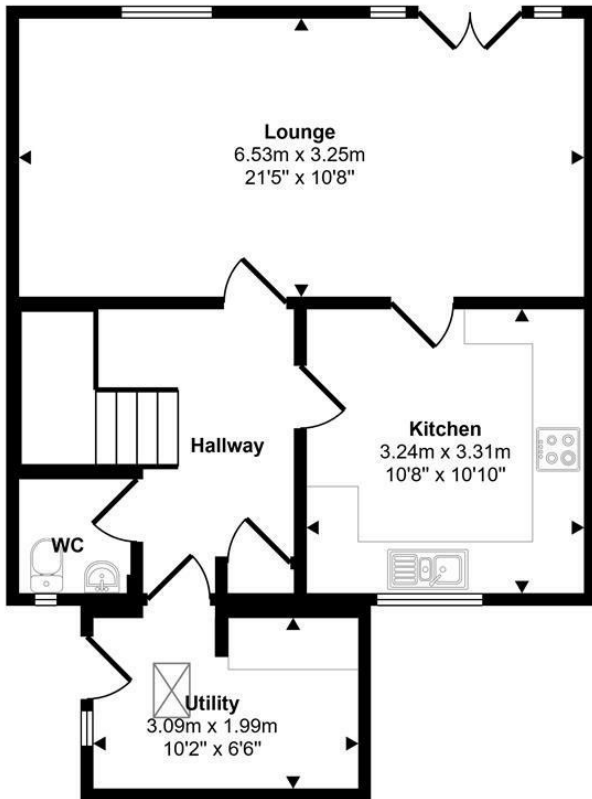
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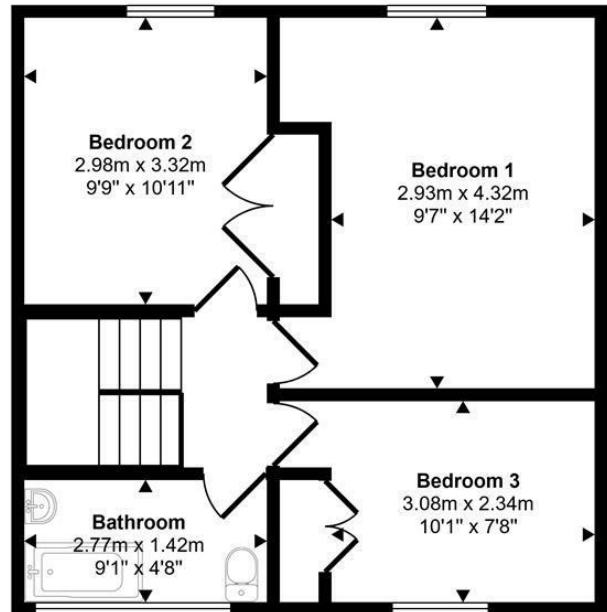
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Approx Gross Internal Area  
97 sq m / 1039 sq ft

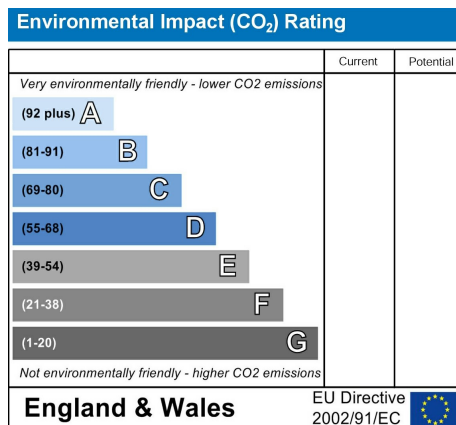
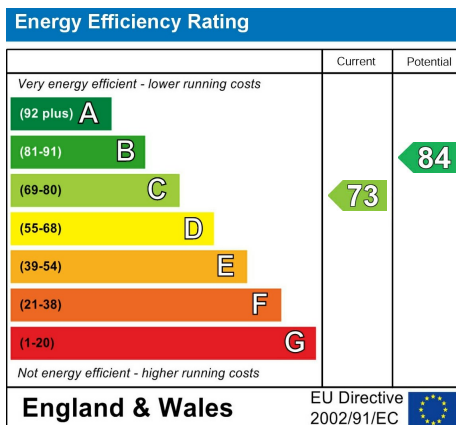


Ground Floor  
Approx 51 sq m / 553 sq ft



First Floor  
Approx 45 sq m / 486 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.



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