



## Derbyshire Lane, Sheffield S8 8SF

**Guide Price £175,000**

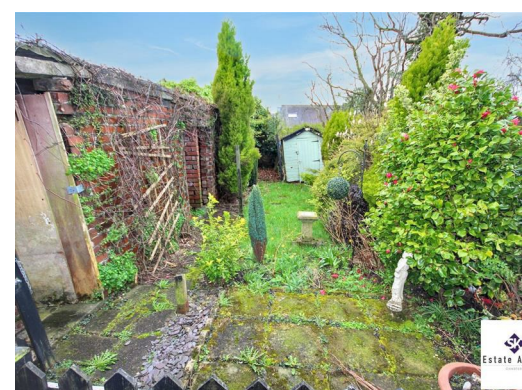
Guide Price: £175,000 – £200,000

Virtual Walk Through Available

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN this spacious and well presented two bedroom, mid-terraced property, located in the highly popular area of Norton Lees. Located just a short distance from Graves Park and a range of amenities, this home would be ideal for a young family or first time buyers. In brief the property comprises; lounge, dining kitchen, two bedrooms, shower room and garden.

An early viewing is recommended.

Tenure: Freehold



## Lounge

11'11" x 10'10" (3.64m x 3.31m)

Access via front facing UPVC double glazed entrance door into welcoming lounge. The room features carpeted flooring, gas central heating radiator, front facing UPVC double glazed window providing natural light, and feature fireplace forming the focal point of the room.

## Dining Kitchen

12'0" x 12'0" (3.67m x 3.68m)

Fitted with a range of wood-effect wall and base units, complemented by contrasting worktops incorporating a one-and-a-half bowl sink with swan neck mixer tap, and four-ring gas hob with electric oven beneath and extractor above. There is space for a washing machine, fridge, freezer, and dining table. Having cushioned flooring, gas central heating radiator, and rear facing UPVC double glazed window and door providing direct access to the rear garden.

## Landing

With carpeted flooring and access to first floor accommodation.

## Shower Room

5'8" x 11'11" (1.75m x 3.64m )

Fitted with suite comprising: double corner shower with thermostatic shower (fed from the combi boiler), pedestal wash hand basin, and WC. The room also benefits from gas central heating radiator, rear facing UPVC double glazed obscured glass window, part panelled walls, and a useful large storage cupboard housing the boiler.

## Bedroom One

16'5" x 11'1" (5.02m x 3.38m )

A spacious double bedroom having front facing UPVC double glazed window, carpeted flooring, gas central heating radiator, and built-in wardrobes.

## Bedroom Two

10'1" x 9'0" (3.09m x 2.75m )

A good sized second bedroom with rear facing UPVC double glazed window, enjoying open views across Sheffield. Also having carpeted flooring and gas central heating radiator.

## Outside

To the rear is a garden accessed directly from the kitchen. The garden boasts a paved patio area and an area laid to lawn.



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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



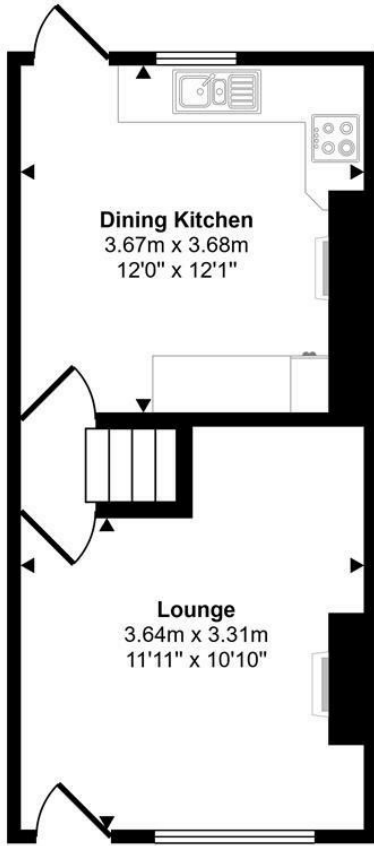
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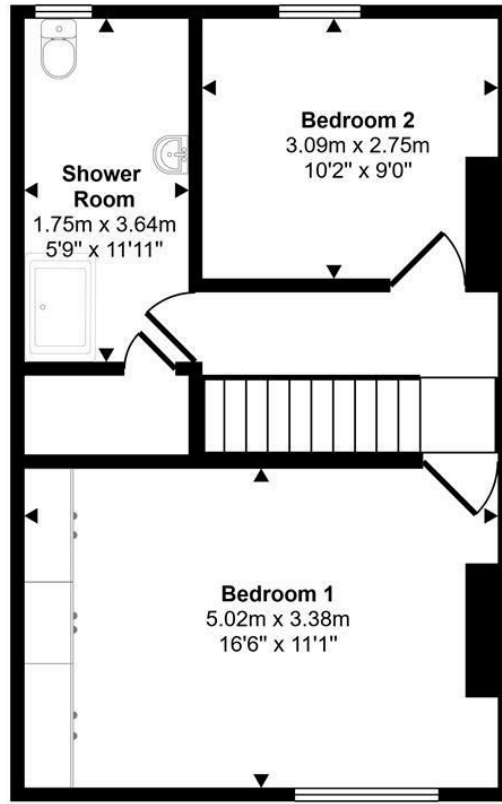
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Approx Gross Internal Area  
70 sq m / 757 sq ft



Ground Floor  
Approx 30 sq m / 318 sq ft



First Floor  
Approx 41 sq m / 440 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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