



Oliver Road, Sheffield S7 2GN

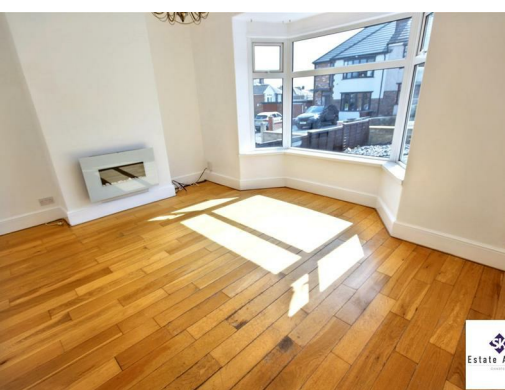
Guide Price £400,000

****GUIDE PRICE £400,000 - £425,000****

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN, this well presented four bedroom semi-detached home situated in the highly desirable area of Millhouses. Well placed for an array of local shops, cafe's and restaurants, this property would be ideal for families. Sitting within the catchment for schools of high repute, the accommodation briefly comprises: Entrance hall, lounge, dining room, kitchen, four bedrooms and bathroom. The property also benefits from an enclosed rear garden and block paved driveway providing space for off road parking. A viewing is highly recommended.

Tenure: Freehold



Entrance Hallway

Accessed via a side-facing UPVC double glazed door into the welcoming hallway having wooden flooring, UPVC double glazed windows allowing natural light, and a large under stairs storage cupboard. Carpeted stairs to first floor.

Lounge

14'7" x 12'4" (4.46m x 3.76m)

Good sized front facing lounge made bright and airy by virtue of the UPVC double glazed bay window. Having contemporary electric fire, wooden flooring, and gas central heating radiator.

Kitchen

11'1" x 11'1" (3.39m x 3.39m)

Modern kitchen fitted with a range of cream wall and base units with contrasting roll-edged worktops. Incorporates a Belfast sink with swan neck mixer tap and a four-ring electric hob with extractor above. Having an electric oven, plumbing for a washing machine and dishwasher, tiled splashbacks, cushioned flooring and a central heating radiator. Dual aspect with front and rear uPVC double glazed windows and a rear door leading onto the garden.g and housing the combination boiler.

Dining Room

11'6" x 12'9" (3.53m x 3.90m)

Rear facing dining room having wooden flooring, gas central heating radiator and UPVC French doors opening onto the garden.

First Floor Landing

Bedroom One

14'6" x 10'5" (4.44m x 3.19m)

Large and neutrally decorated master bedroom having front facing UPVC double glazed window, carpeted flooring and gas central heating radiator. Also benefiting from integrated wardrobes.

Bedroom Two

8'11" x 8'0" (2.73m x 2.46m)

Rear facing bedroom having UPVC double glazed window, carpeted flooring, gas central heating radiator and integrated wardrobes.

Bedroom Three

5'8" x 10'11" (1.74m x 3.34m)

Double bedroom having UPVC double glazed window, carpeted flooring and gas central heating radiator.

Bedroom Four

7'1" x 7'9" (2.17m x 2.37m)

Single bedroom having rear facing UPVC double glazed window, carpeted flooring and gas central heating radiator.

Bathroom

Modern fully tiled bathroom fitted with white suite comprising: P-shaped bath with electric shower over, pedestal wash hand basin and low flush WC. Having mosaic tiling to the splash back areas and vinyl flooring.

Outside

The rear garden is mainly laid to lawn but also boasts two patio seating areas



sales • letting • property management



Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

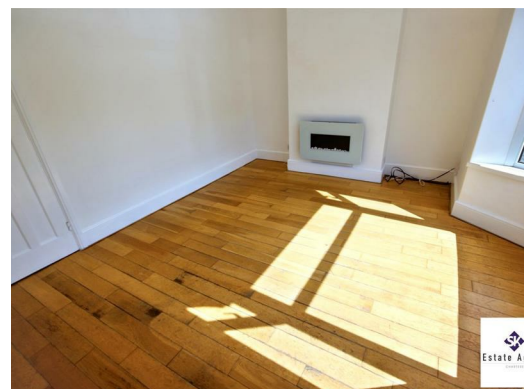
Telephone: 0114 2749730

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

Company No: 08028567

and garden shed.

To the front of the property there is a block paved driveway providing space for off road parking.



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



sales • letting • property management



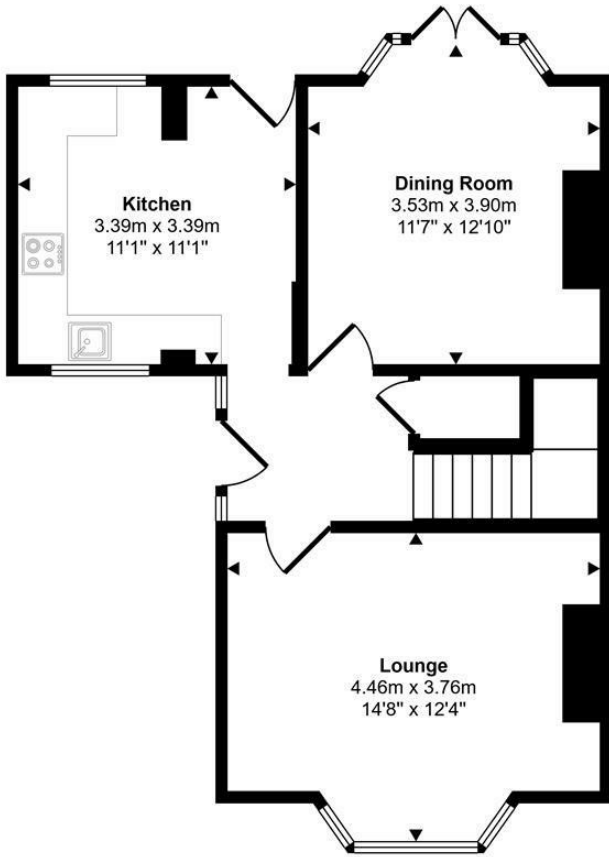
Website: www.skestateagents.co.uk **Email:** info@skestateagents.co.uk

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

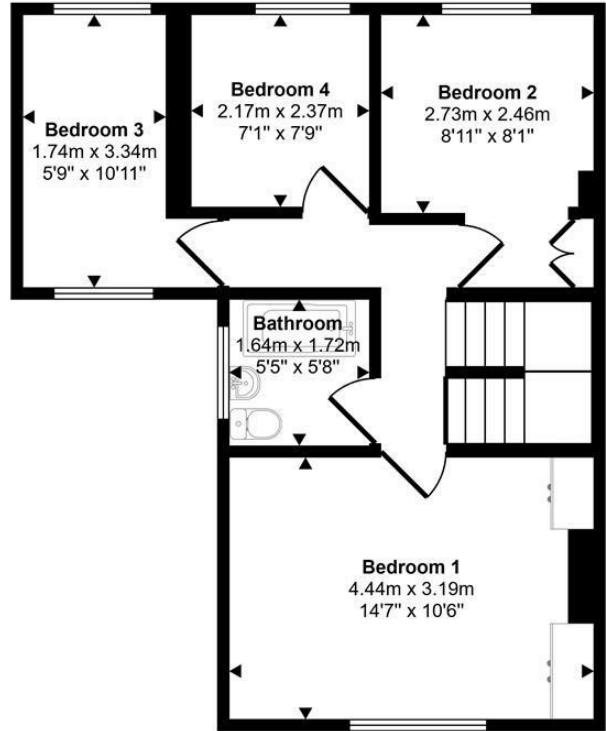
Telephone: 0114 2749730

Company No: 08028567

Approx Gross Internal Area
96 sq m / 1038 sq ft



Ground Floor
Approx 49 sq m / 531 sq ft



First Floor
Approx 47 sq m / 508 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 | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 70 | |
| (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 | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



sales • letting • property management



Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

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

Company No: 08028567