



## Jordanthorpe Green, Sheffield S8 8DZ

**Guide Price £200,000**

**\*\*Guide Price: £200,000 - £225,000\*\***

Virtual Tour Available

SK Estate Agents are delighted to offer to the market, this well presented, 3 bedroomed, detached family home. Enjoying a generous corner plot on this quiet cul-de-sac within this popular area, the property takes in attractive views and boasts off road parking to the front whilst enjoying a large private garden to the rear. The spacious accommodation is presented to a high standard throughout and in brief comprises: entrance vestibule, open plan kitchen/diner, lounge, three bedrooms, and modern shower room.

A couple of minutes from the property's front door, there is easy access to the Moss Valley Nature Reserve which boasts hours of walking routes, including bluebell woods and fields. The property must be viewed to be fully appreciated.

Tenure: Leasehold



## Entrance

Entry via front facing composite part-glazed door into entrance vestibule. Having laminate flooring, gas central heating radiator and access to a useful storage cupboard.

## Kitchen/Diner

12'8" x 23'5" (3.88m x 7.16m )

Modern kitchen fitted with a good range of white gloss wall and base units with contrasting wood effect roll edged worktops incorporating stainless steel sink with swan-neck mixer tap and drainer. Having breakfast bar, range cooker with five burner gas hob, electric oven and extractor above, and space and plumbing for washing machine and dishwasher. Benefitting from laminate flooring, gas central heating radiator, tiled splash backs.

The open plan dining area provides ample space for a dining table and freestanding American style fridge freezer and the whole room is made bright and airy via dual aspect UPVC double glazed windows to the front and rear.

Also benefiting from rear facing UPVC double glazed door opening onto the garden and carpeted stairs rising to the first floor.

## Lounge

8'5" x 12'11" (2.57m x 3.95m )

Well presented and rear facing lounge having UPVC double glazed French doors, laminate flooring and gas central heating radiator. Also having cupboard housing Ideal combi-boiler and providing useful additional storage.

## First Floor Landing

Having carpeted flooring and loft access (loft part-boarded). There is a useful storage cupboard having power.

## Bedroom Two

9'5" x 10'6" (2.89m x 3.22m )

A good sized and neutrally decorated double bedroom providing ample space for freestanding furniture and having carpeted flooring, front facing UPVC double glazed window and gas central heating radiator.

## Shower Room

5'10" x 7'3" (1.80m x 2.22m )

Contemporary shower room fitted with suite comprising: double shower cubicle with glass screen, rainwater shower and wet room panelling, wall hung wash basin with mixer tap and low flush WC. Part tiled and having chrome heated towel rail and rear facing UPVC double glazed obscured glass window.

## Bedroom Three

5'11" x 8'10" (1.82m x 2.70m )

Rear facing bedroom having UPVC double glazed window, fitted wardrobe and carpeted flooring.

## Bedroom One

12'7" x 10'5" (3.84m x 3.19m )

Principal bedroom made bright by virtue of the two front facing UPVC double glazed windows with wooden shutters, and having carpeted flooring, fitted wardrobes, and gas central heating radiator.



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## Outside

To the front of the property lies a driveway providing off-road parking.

There are wrap around laid to lawn gardens to the side and rear.

The enclosed rear garden boasts large paved patio area, perfect for outdoor seating and entertaining and gravelled section providing a further seating space.

## Garage

8'9" x 7'6" (2.67m x 2.30m )

Single garage with roller shutter door, power and lighting. Perfect for extra storage space.



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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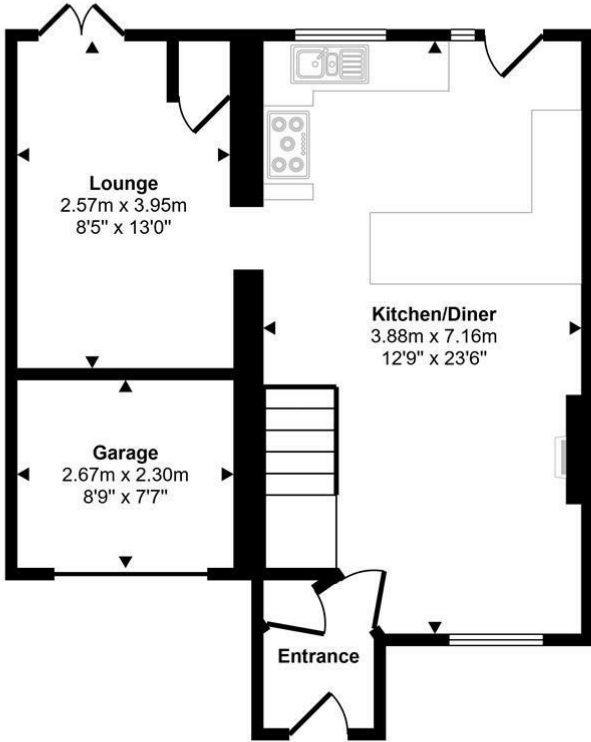
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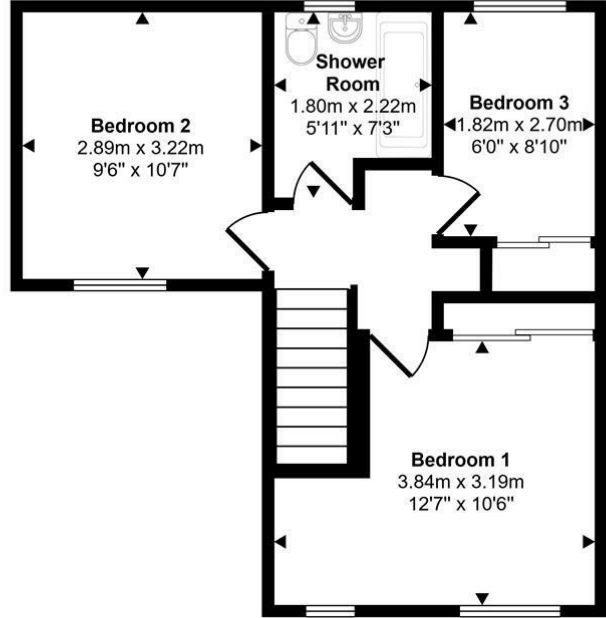
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Approx Gross Internal Area  
86 sq m / 922 sq ft



Ground Floor  
Approx 48 sq m / 521 sq ft



First Floor  
Approx 37 sq m / 401 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	74	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	57	68
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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