



Lupton Road, Sheffield S8 7NJ

£525 Per calendar month

**** Available immediately **** SK Estate Agents are pleased to offer for let this 3 bedroomed semi-detached property in the popular area of Lowedges. This property is available immediately and would ideally suit a family or professional couple. In brief the property comprises: Living/dining room, kitchen, utility room, family bathroom, downstairs WC, 3 bedrooms and both front and rear gardens. We recommend an early viewing in order to avoid disappointment. No Pets, No Smokers.



Entrance Hall

Having laminate flooring, storage cupboard under stairs and timber doors leading to the downstairs rooms and carpeted stairs rising to the first floor.

Living/Dining Room

Well presented living space made bright and airy by virtue of the dual aspect UPVC double glazed windows to both front and rear. Having carpeted flooring, gas central heating radiator, electric fireplace and TV aerial point.

Kitchen

Modern kitchen enjoying rear facing UPVC double glazed windows. Having a good range of wall and base units with contrasting granite effect counter top incorporating a stainless steel 4 ring gas hob with fan assisted oven below and extractor above. Also benefiting from stainless steel sink with drainer and mixer tap, integrated fridge, dishwasher and gas central heating radiator. Housing the Baxi combination boiler.

Utility Room

Providing useful storage and plumbing for a washing machine. Having cushioned flooring and side facing timber door.

Downstairs WC

Convenient downstairs WC having cushioned flooring, wall mounted wash basin, tiled splash backs and extractor fan.

Landing

Well proportioned landing having carpeted flooring, front facing UPVC double glazed windows, gas central heating radiator, storage unit and access to loft via hatch.

Separate WC

Having white WC, cushioned flooring and side facing obscured WC.

Bathroom

Fitted bathroom with matching 3 piece suite comprising: Bath with electric shower over, ceramic pedestal sink with mixer tap. Having tiled splashbacks, cushioned flooring, gas central heating radiator and side facing UPVC double glazed obscured glass window.

Bedroom One

Large double room having carpeted flooring, gas central heating

radiator, front facing UPVC double glazed window and storage cupboard.

Bedroom Two

Good sized double room having carpeted flooring, gas central heating radiator, rear facing UPVC double glazed window and TV point.

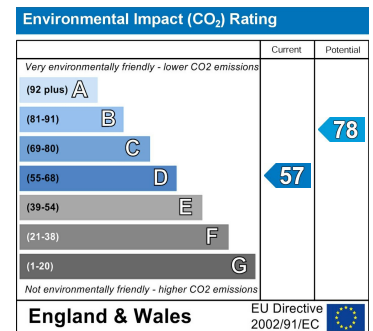
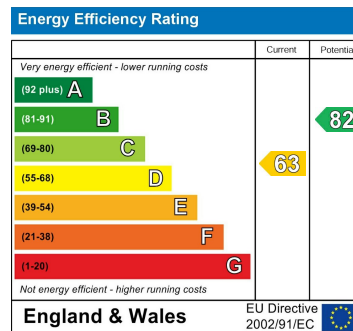
Bedroom Three

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

Outside

To the front of the property lies a good sized front garden with hedged borders. Ample space for on street parking.

At the rear lies the garden laid to lawn with fenced borders, having patio area for outdoor seating and outhouse for further storage.



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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