SK estate agents

passionate about property

Millmount Road, Sheffield S8 9EG

Guide Price £180,000

Guide Price: £180,000 -£200,000

SK Estate Agents are delighted to offer to the market for SALE and with NO CHAIN this beautifully presented and newly refurbished, three bedroom mid-terraced property situated in the highly popular neighbourhood of Meersbrook. Ideally suited to first time buyers or landlord investors, the accommodation briefly comprises: lounge, dining room, off-shot kitchen, three good sized bedrooms, bathroom and a low maintenance rear garden. A viewing is highly advised to appreciate the high standard of accommodation on offer.

Tenure: Leasehold

Lounge
11'11" x 13'7" (3.65 x 4.15)
A well presented reception room featuring a carpeted flooring, a large front facing UPVC double glazed bay window and a gas central heating radiator.

Dining Room
11'11" x 12'1" (3.65 x 3.69)
A further good sized reception room boasting carpeted flooring, a rear UPVC double glazed window and a gas central heating radiator. Having access to the cellar.

Off-Shot Kitchen
5'6" x 7'3" (1.70 x 2.21)
A modern and contemporary kitchen featuring a range of grey high gloss wall and base units with complimentary worktops over incorporating a four ring gas hob, stainless steel sink and drainer. Also having a fan assisted oven, stainless steel extractor hood, laminate flooring, space and plumbing for a washing machine, rear facing UPVC double glazed window and a UPVC double glazed door opening out on to the rear garden. Also housing the combination boiler.

Cellar
Good sized storage space housing the utility meters and consumer unit.

Landing
A carpeted landing providing access to all first floor bedrooms and bathroom. Having a carpeted staircase rising to the attic bedroom.

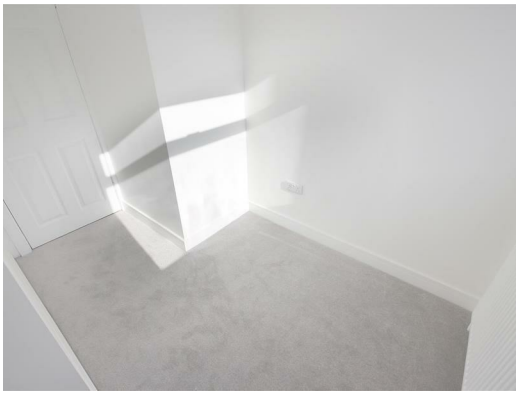
Bedroom One
12'0" x 11'9" (3.68 x 3.60)
A spacious double bedroom featuring carpeted flooring, a large front facing UPVC double glazed window, gas central heating radiator and a storage cupboard located above the stairs.

Bedroom Three
6'10" x 9'6" (2.10 x 2.92)
A good sized third bedroom benefiting from carpeted flooring, gas central heating radiator and a rear facing UPVC double glazed window.

Bathroom
4'5" x 9'5" (1.37 x 2.88)
A modern bathroom suite having a white three piece suite comprising: low flushing WC, bath with electric shower over and a vanity sink unit with wash basin. Benefiting further from a chrome heated towel rail, floor-to-ceiling tiled splash-backs, cushioned flooring, a further towel rail and an obscured UPVC double glazed rear window.

Attic Bedroom Two
11'11" x 13'5" (3.65 x 4.09)
A well presented double bedroom offering carpeted flooring, rear facing UPVC double glazed dormer window and a gas central heating radiator.

Outside
At the rear of the property is a low maintenance garden having a paved patio area providing space for outdoor seating and entertainment.



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

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.

2ND FLOOR
147 sq.ft. (13.6 sq.m.) approx.

TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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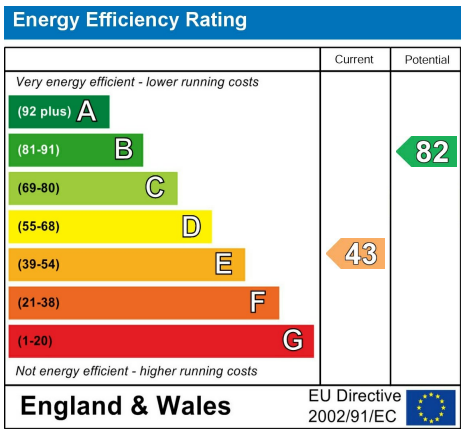

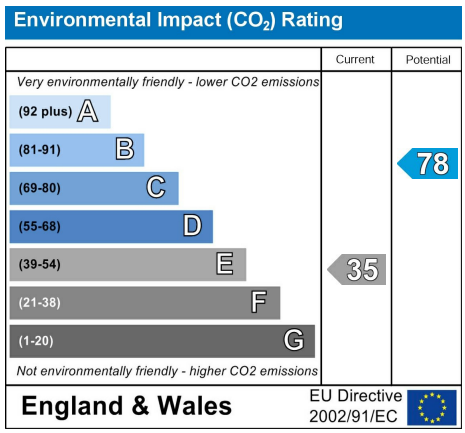

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Website: www.skestateagents.co.uk **Email:** info@skestateagents.co.uk **Telephone:** 0114 2749730
Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH **Company No:** 08028567