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Haughton Road, Sheffield S8 8QH

Guide Price £170,000

** Guide Price: £170,000 - £180,000 **

SK Estate Agents are delighted to offer to the market for SALE this beautifully presented, three bedroom, mid-terraced property situated in the highly popular neighbourhood of Woodseats, located just a short distance from a wide range of good local shops, excellent transport links to Sheffield City Centre and Graves Park. Ideally suited to first time buyers or investors the accommodation briefly comprises: Lounge, dining room, off-shot kitchen, cellar, three good sized bedrooms, bathroom and a well maintained rear garden. A viewing is highly advised to avoid disappointment.

Tenure: Freehold.

Lounge
11'11" x 12'0" (3.65 x 3.67)
A well presented reception room featuring a range of period features including decorative coving to the ceiling and ceiling rose. Also having carpeted flooring, a large front facing UPVC double glazed window, front facing composite entrance door, focal fireplace and a gas central heating radiator.

Dining Room
12'0" x 11'9" (3.68 x 3.60)
A spacious additional reception room benefiting from carpeted flooring, large rear facing UPVC double glazed window and a gas central heating radiator.

Cellar
14'8" x 11'0" (4.48 x 3.37)
A good sized cellar providing ample storage space and housing the utility meters and consumer unit.

Off-Shot Kitchen
5'11" x 9'3" (1.81 x 2.84)
A well presented kitchen featuring a good range of white high gloss wall and base units with complimentary worktops over incorporating a four ring gas hob and a stainless steel sink and drainer with chrome mixer tap over. Benefiting further from a fan assisted oven and grill, laminate flooring, stainless steel extractor fan, splash-backs, side and rear facing UPVC double glazed windows and space and plumbing for a freestanding fridge/freezer and a washing machine. Also housing the combination boiler.

Landing
A good sized carpeted landing providing access to all first floor rooms. Having a carpeted staircase rising to the attic.

Bedroom One
12'0" x 11'11" (3.68 x 3.64)
A well proportioned double bedroom featuring carpeted flooring, a large front facing UPVC double glazed window, gas central heating radiator and a storage cupboard.

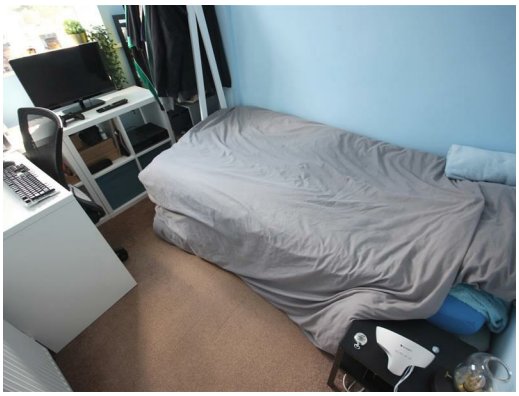
Bathroom
A spacious family bathroom having white three piece suite comprising: low flushing WC, bath with handheld off-the-taps shower and a pedestal wash basin. Benefiting further from tiled flooring, gas central heating radiator, tiled splash-backs and a rear facing UPVC double glazed obscured window.

Bedroom Three
6'6" x 9'5" (1.99 x 2.88)
Having carpeted flooring, a gas central heating radiator and a large rear facing UPVC double glazed window providing views across the garden.

Attic Bedroom Two
11'10" x 16'11" (3.61 x 5.16)
A well presented double bedroom boasting carpeted flooring, a large rear facing Velux skylight, gas central heating radiator and eaves storage.

Outside

A well maintained rear garden laid to lawn, having a good sized patio area, featuring a storage shed, fenced borders and brick walling.



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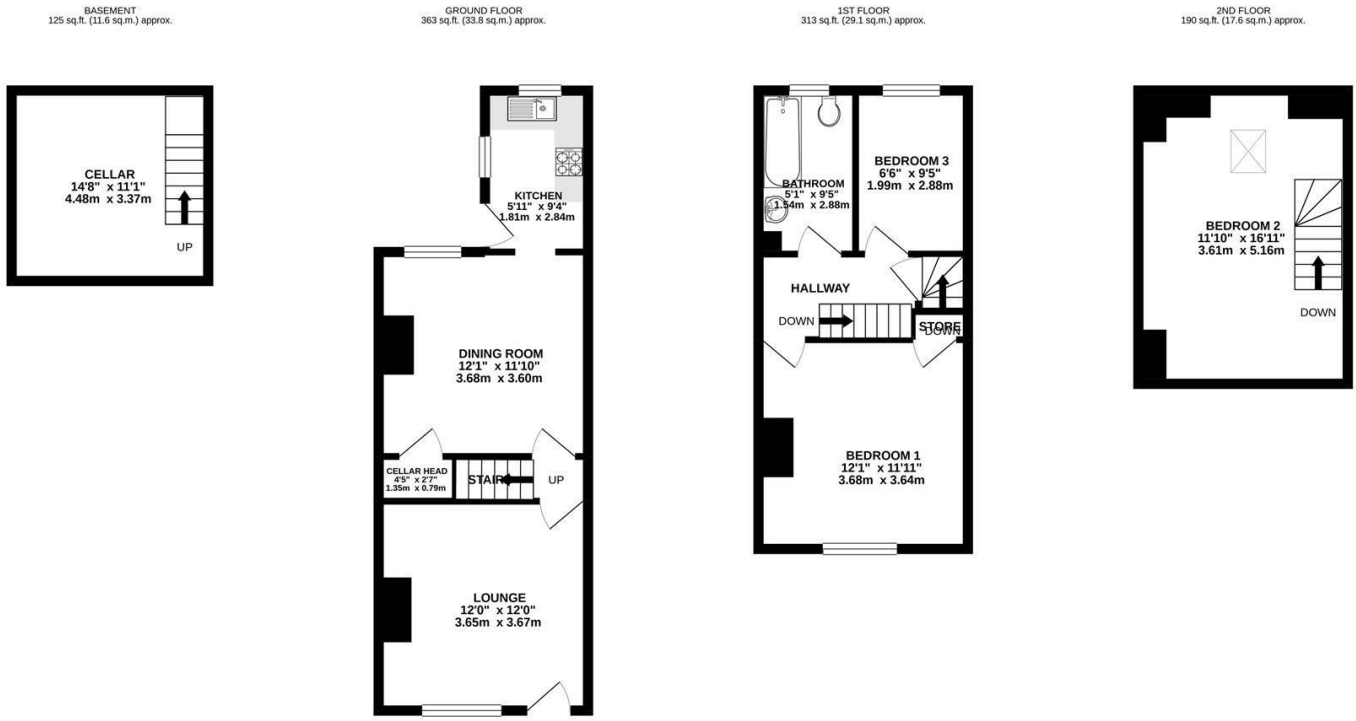
Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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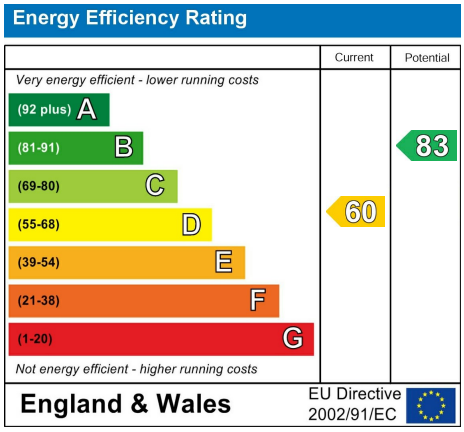

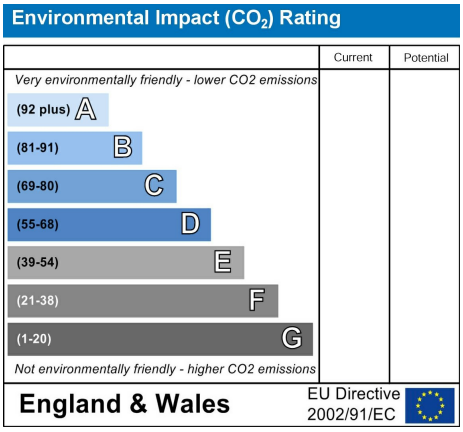

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