



Plowright Way, Sheffield S14 1LN

Guide Price £75,000

\*\*Guide Price £75,000 - £85,000\*\*

SK Estate Agents are pleased to offer to the market for SALE this well presented, two bedroom maisonette, situated in this popular area and located just a short distance from excellent transport links to Sheffield City Centre. Ideally suited to a first time buyer or landlord investor, the accommodation briefly comprises: entrance hallway, lounge, breakfasting kitchen, two good sized bedrooms, bathroom and private garden. A viewing is highly advised to avoid disappointment.

Tenure: Leasehold.



## Entrance Hallway

Access via timber door into entrance hallway. Having laminate flooring, gas central heating radiator and doors providing access to ground floor accommodation.

## Lounge

13'3" x 11'5" (4.04m x 3.50m)

Good sized lounge with laminate flooring, gas central heating radiator and benefiting from recessed built-in storage with shelves above. Also having front facing UPVC double-glazed window and door leading onto balcony.

## Breakfasting Kitchen

10'1" x 11'1" (3.08m x 3.40m)

Breakfasting kitchen fitted with the range of wall and base units with contrasting worktop incorporating stainless steel sink with swan neck chrome mixer tap. Having space for freestanding cooker with stainless steel splashbacks and extractor above. Also having space for free-standing fridge freezer and space and plumbing for washing machine and dryer. Benefiting from breakfast bar, pantry storage, wine rack and additional under stairs storage. Also having tiled flooring, rear-facing UPVC double glazed window overlooking rear garden, and cupboard housing combi boiler.

## Entrance Vestibule

Entrance through rear facing UPVC double glazed door into entrance vestibule. Having tiled flooring and coat hooks.

## Landing

Having carpeted flooring and doors leading to first floor accommodation.

## Bedroom One

13'11" x 11'0" (4.26m x 3.36m)

Good sized rear facing bedroom having laminate flooring, UPVC double glazed window, gas central heating radiator and large over stairs storage cupboard.

## Bedroom Two

9'1" x 11'0" (2.77m x 3.36m)

Large double bedroom with rear facing UPVC double glazed window, gas central heating radiator, carpeted flooring and good sized over stairs storage cupboard.

## Bathroom

Fully tiled and having white suite comprising; bath with electric shower over, folding glass shower screen and chrome mixer tap, pedestal wash hand basin with chrome mixer tap and low flush WC. Having gas central heating radiator and rear-facing UPVC double glazed obscured glass window.

## Outside

Outside is a well maintained and private rear garden, mainly laid to lawn, with a raised decked area for patio seating.



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Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Telephone: 0114 2749730

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

Company No: 08028567



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

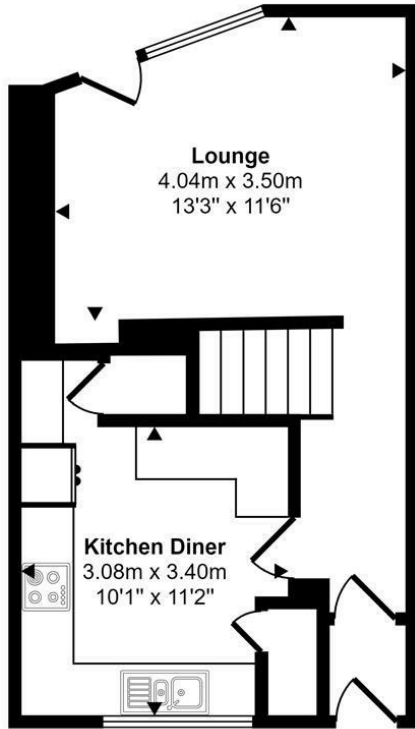


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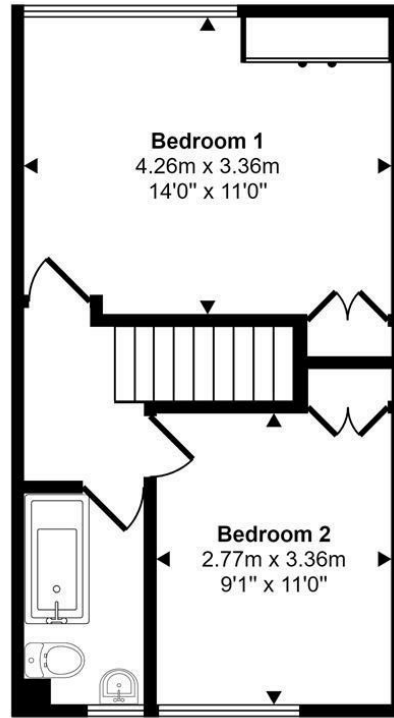


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Ground Floor



First Floor

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 Snappy 360.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (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>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |           |
| (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>   |                            |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |           |
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