



Gresley Road, Sheffield S8 7HR

£450 Per Calendar Month

SK Estate Agents are pleased to offer to LET this 3 bedroomed townhouse in the popular residential area of Lowedges. Benefiting from a quiet and secluded position overlooking green land and situated within walking distance to a good range of local amenities and transport links. In brief the property comprises; Entrance Hall, Lounge/Diner, Kitchen, Bathroom and Three Bedrooms. Early viewing is advised in order to appreciate the accommodation on offer. No Pets, No Smokers.



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Entrance Hall

Entrance through front facing UPVC door into entrance hall. Having useful storage space, coat hooks and access to all downstairs rooms.

Lounge/Diner

A good sized lounge/dining room benefiting from a feature remote controlled electric fireplace. Having laminate flooring, gas central heating radiator, front facing UPVC double glazed window and rear facing UPVC door leading to the garden.

Kitchen

Fitted with a good range of wall and base units with contrasting roll edge worktops incorporating a stainless steel sink with mixer tap and drainer, and 4 ring halogen hob with overhead extractor and fan assisted oven below. Benefiting from tiling to the splashback areas, space for a fridge/freezer and space and plumbing for a washing machine and dryer. A large front facing UPVC double glazed window looks out over the front garden and there is a rear facing UPVC door to the patio area.

Landing

Carpeted landing providing access to all first floor rooms.

Master Bedroom

Large double room having laminate flooring, gas central heating radiator, rear facing UPVC double glazed window and large storage cupboard over the stairs.

Bedroom Two

Good sized room having laminate flooring, gas central heating radiator, rear facing UPVC double glazed window and integral wardrobe recess.

Bedroom Three

Further good sized room having laminate flooring, gas central heating radiator, front facing UPVC double glazed window and integral shelving recess.

Bathroom

Family bathroom with matching 3 piece suite having panelled bath, ceramic wall mounted sink and low flushing toilet. Having tiling to the splashback areas, obscured front facing UPVC double glazed window and gas central heating radiator. Also housing a large airing cupboard.

Outside

To the front of the property lies a lawned garden with path leading to the front door.

To the rear lies a split level garden with concrete patio area, lawn and path leading to the rear gate.



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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