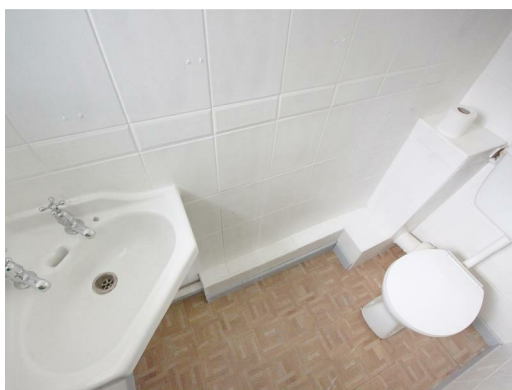
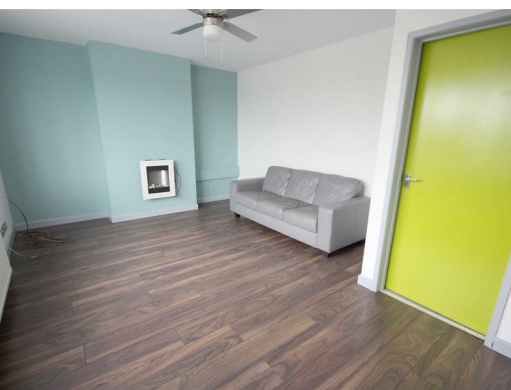




Toppam Way, Sheffield S8 7NX

£450 Per Calendar Month

SK Estate Agents are pleased to offer for let this larger than average flat located within the popular area of Lowedges . Situated withing excellent proximity to a range of amenities and transport links this newly decorated flat would suit professional couple or families alike. In brief the property comprises of; Living Room, Kitchen, Bathroom and Three Bedrooms. Early viewing is recommended in order to appreciate the accommodation on offer. No Pets.



Entrance Hall

Entry via UPVC part glazed door into large and welcoming Entrance Hall. Having coat and shoe storage, understairs storage cupboard, carpeted flooring, gas central heating radiator and stairs rising to the first floor.

Living Room

Generously proportioned living space made bright by way of a large, south facing UPVC double glazed bay window. Having walnut effect laminate flooring, feature electric fireplace, gas central heating radiator and TV point.

Kitchen

Well appointed kitchen enjoying plentiful storage by way of a variety of beech effect wall and base units. Having contrasting granite effect counter top, one and a half bowl stone effect sink and drainer, fan assisted oven with 4 ring gas hob above, stainless steel illuminated extractor unit, integrated 50/50 split fridge and freezer, space and plumbing for washing machine, combination boiler and rear facing UPVC double glazed window.

Downstairs WC

Having cushioned wooden effect flooring, ceramic corner wash basin, WC and side facing UPVC double glazed window.

Landing

Having carpeted flooring, gas central heating radiator and access to the loft via ceiling hatch.

Master Bedroom

Good sized rear facing bedroom having feature wall vinyl, carpeted flooring, gas central heating radiator and UPVC double glazed window.

Bedroom Two

Having carpeted flooring, front facing UPVC double glazed window and gas central heating radiator. Also benefiting from additional storage cupboard.

Bedroom Three

Rear facing single bedroom having carpeted flooring, gas central heating radiator and UPVC double glazed window.

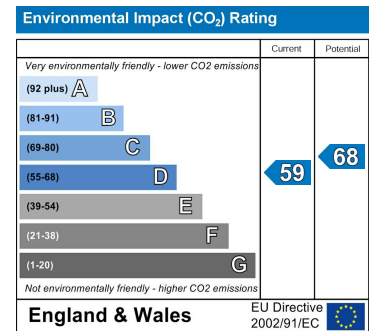
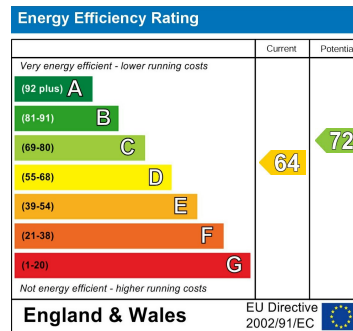
Bathroom

Fitted with white suite comprising: bath with shower over, pedestal wash hand basin and low flush WC. Having tiled flooring,

fully tiled walls and front facing UPVC double glazed obscured glass window.

Outside

To the rear of the property lies a courtyard style garden with access to a good sized storage shed.



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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