



Atlantic Road, Sheffield S8 7GP

£550 Per Calendar Month

SK Estate Agents are pleased to offer to the market for LET IMMEDIATELY this spacious and well presented two bedroom semi-detached property located in the popular area of Lowedges. This tastefully decorated home enjoys delightful gardens to the front and rear and is in close proximity to local amenities and major transport routes to Sheffield City Centre and the Peak District. In brief the property comprises; kitchen, spacious lounge/diner, two double bedrooms, modern family bathroom and space for off-road parking. A viewing is advised to appreciate the standard accommodation on offer. No pets, no smokers.



Entrance Hallway

Entry through the timber framed external door into the welcoming hallway. Benefiting from laminate flooring, gas central heating radiator, coat hooks, side facing UPVC double glazed window and carpeted stairs rising to the first floor landing.

Lounge/Diner

Well proportioned living space made bright and airy through front and rear UPVC double glazed windows. Having laminate flooring, two gas central heating radiators, TV point and electric feature fireplace.

Kitchen

Modern fitted kitchen fitted with an excellent range of high gloss wall and base units with contrasting granite effect worktops. Benefiting from cushioned flooring, rear UPVC double glazed window, LED spotlights and tiled splash-backs. Also having fan assisted oven, electric four ring hob with stainless steel extractor above and stainless steel sink and drainer with mixer tap. Access to the rear garden via side facing timber framed door. White goods included: Under-counter fridge and washing machine.

Pantry

Having cushioned flooring, side facing UPVC double glazed window, granite effect worktop and housing the consumer unit and electric meter. Included: Under-counter freezer.

Landing

Having carpeted flooring, side facing UPVC double glazed window and providing access to all bedrooms and bathroom.

Master Bedroom

Well presented double bedroom benefiting from carpeted flooring, gas central heating radiator, front facing UPVC double glazed window, TV point and storage cupboard.

Bedroom Two

A further good sized double bedroom having carpeted flooring, UPVC double glazed rear window, gas central heating radiator and storage cupboard housing the combination boiler.

Bathroom

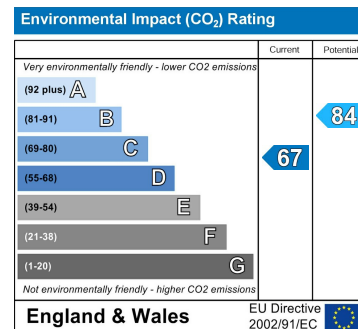
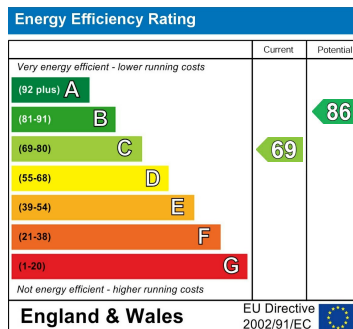
Modern fitted bathroom having white three piece suite comprising of: Low flush WC, wall mounted wash hand basin and panelled bath with thermostatic shower over. Benefiting from cushioned

flooring, rear obscured UPVC double glazed window, tiled splash-backs, extractor fan and heated towel rail. Additionally featuring free standing and wall mounted vanity units.

Outside

To the front of the property lies a good sized garden laid to lawn and paved driveway providing space for one vehicle. Access to the rear via side gate.

At the rear of the property lies a further well proportioned garden laid to lawn and made private by fenced and hedged borders. Benefiting from a large outdoor patio area which provides space for seating. Additionally having a storage outbuilding to the side.



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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