



Meadow Head, Sheffield S8 7UN

Guide Price £325,000

****GUIDE PRICE £325,000 - £350,000****

Virtual Walk Through Available

SK Estate Agents are pleased to offer to the market this well presented and spacious three bedroom, semi-detached property situated in the highly popular neighbourhood of Meadowhead, located just a short distance from excellent local shops and cafes on Chesterfield Road, good schools, St James Retail Park and just a stones throw away from Graves Park and Chancet Wood. Ideally suited to growing families, the accommodation briefly comprises: entrance, lounge, WC, kitchen/diner, conservatory, three bedrooms, family bathroom, a generous rear garden, as well as off-road parking and a garage. A physical viewing is highly advised to avoid disappointment.

Tenure: Freehold



Entrance

Entry via front facing composite door into welcoming hallway having laminate flooring, contemporary radiator, carpeted stairs rising to the first floor and useful under stairs storage cupboard.

Lounge

12'9" x 13'1" (3.90m x 4.00m)

A good sized reception room boasting feature electric fireplace with marble back and hearth, front facing UPVC double glazed bay window, carpeted flooring and central heating radiator.

WC

Having low flush WC, space saving sink, laminate flooring and side facing obscure UPVC double glazed window.

Kitchen/Diner

18'11" x 11'9" (5.77m x 3.60m)

Modern kitchen diner fitted with a range of gloss white wall and base units with complementary worktops incorporating stainless steel sink with drainer and swan neck mixer tap. Having four ring electric hob with electric oven below, integrated fridge, freezer, dishwasher and integrated washer/dryer. Also having cupboard housing the combi boiler.

The room also benefits from tiled flooring, downlights, spotlighting, contemporary radiator, rear facing UPVC double glazed window and space for a large dining table.

Conservatory

9'9" x 11'4" (2.98m x 3.47m)

Accessed via UPVC French doors into the spacious conservatory having UPVC double glazed windows and doors leading to the rear garden. Benefitting from laminate flooring and central heating radiator.

First Floor Landing

Having carpeted flooring, side facing UPVC double glazed window and access hatch to loft space.

Bedroom One

10'5" x 11'10" (3.19m x 3.61m)

Well presented principal bedroom having rear facing UPVC double glazed window overlooking the rear garden, useful mirrored wardrobes, carpeted flooring and central heating radiator.

Bedroom Two

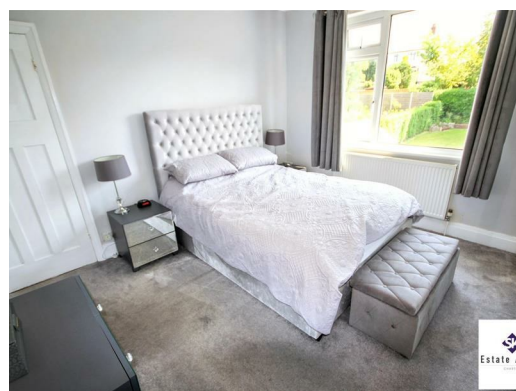
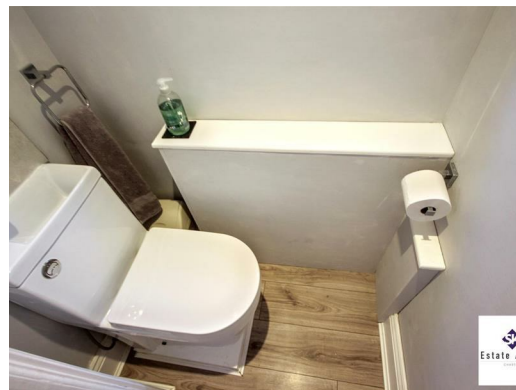
8'3" x 11'0" (2.53m x 3.37m)

A further double bedroom having front facing UPVC double glazed window, mirrored wardrobes, carpeted flooring and central heating radiator.

Bedroom Three

7'6" x 7'6" (2.29m x 2.30m)

Having front facing UPVC double glazed window, mirrored wardrobes, carpeted flooring and central heating radiator.



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Bathroom

6'5" x 7'8" (1.96m x 2.35m)

Modern bathroom fitted with a white suite comprising: bath with glass shower screen and rainwater shower head, pedestal wash hand basin and low flush WC. Having fully tiled marble effect walls and flooring, chrome heated towel rail, mirrored cabinet and rear facing obscure UPVC double glazed window.

Outside

To the front of the property is a large brick paved driveway providing off-road parking.

There is a large rear garden having tiered decked seating areas providing ample space for outdoor seating and entertaining. Also having a large lawn area, private hedging, paved patio area and garage storage area with UPVC access door from the garden.

Garage

Separate garage providing useful storage space.



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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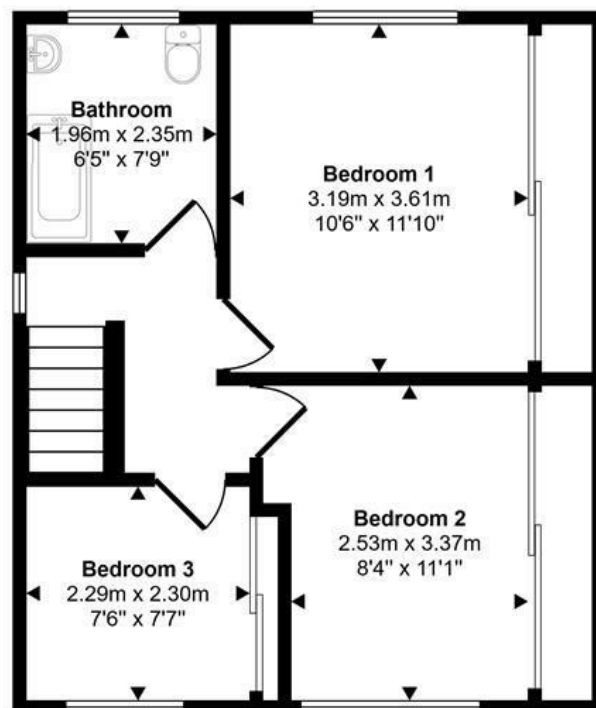
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Approx Gross Internal Area
97 sq m / 1047 sq ft



Ground Floor
Approx 54 sq m / 580 sq ft



First Floor
Approx 43 sq m / 467 sq ft

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 Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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