



Gervase Drive, Sheffield S8 7PN

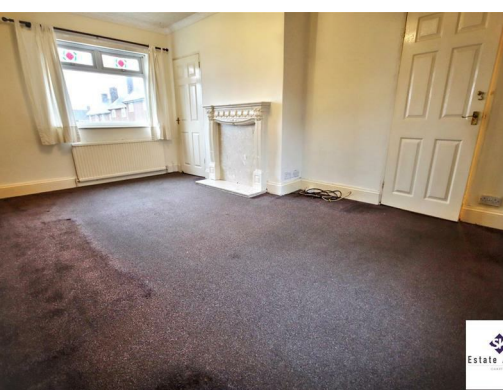
Guide Price £125,000

GUIDE PRICE £125,000 - £135,000

Virtual Walk Through Tour

SK Estate Agents are pleased to offer to the market for sale and with NO ONWARD CHAIN, this three bedroomed, end-terraced property in need of modernisation throughout and situated in the highly popular residential area of Lowedges. Conveniently placed for an array of local amenities, transport links and in the catchment area of good schools, this home would be ideal for first time buyers and investors alike. The accommodation comprises: entrance hallway, lounge, kitchen/diner, three good sized bedrooms, bathroom and a good sized enclosed rear garden. Viewing is highly recommended to avoid disappointment.

Tenure: Freehold



Entrance Hall

Accessed via a front-facing timber door into an internal hallway with carpeted flooring and stairs rising to the first floor.

Lounge

11'9" x 16'9" (3.59m x 5.11m)

Dual-aspect lounge with front and rear uPVC double-glazed windows, central heating radiator, and carpeted flooring.

Kitchen Diner

11'2" x 16'8" (3.42m x 5.10m)

Open-plan kitchen diner fitted with wood-effect wall and base units and roll-edge worktops. Appliances include a four-ring gas hob with extractor over and oven beneath, plus a 1½ bowl stainless steel sink with mixer tap. Space and plumbing for a washing machine. Side-facing uPVC double-glazed patio doors and a timber door provide access to the rear garden, with an additional rear uPVC double-glazed window. Central heating radiator and space for a dining table.

Landing

Carpeted landing with rear-facing uPVC double-glazed window.

Bathroom

4'9" x 6'3" (1.45m x 1.93m)

Fitted with a bath and electric shower over, pedestal wash hand basin, and WC. Fully tiled walls and floor, concertina shower screen, central heating radiator, and side-facing uPVC obscured double-glazed window.

Bedroom One

10'0" x 8'4" (3.05m x 2.56m)

Good-sized double bedroom with front-facing uPVC double-glazed window, carpeted flooring, and fitted mirrored wardrobes.

Bedroom Two

8'2" x 9'10" (2.51m x 3.00m)

Bedroom with side-facing uPVC double-glazed window, central heating radiator, and carpeted flooring.

Bedroom Three

8'5" x 8'1" (2.58m x 2.47m)

Bedroom with rear-facing uPVC double-glazed window, central heating radiator, and carpeted flooring.

Outside

To the front of the property lies a lawned garden with a path leading to the front entrance door. There is a side gate providing access to the rear. The large corner plot with paved patio areas and lawn is enclosed with fencing.



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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



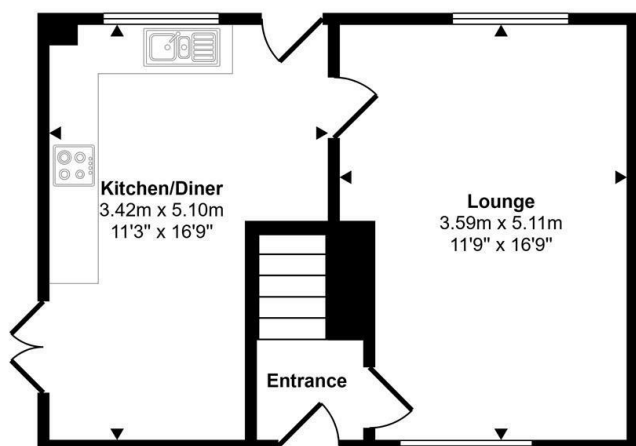
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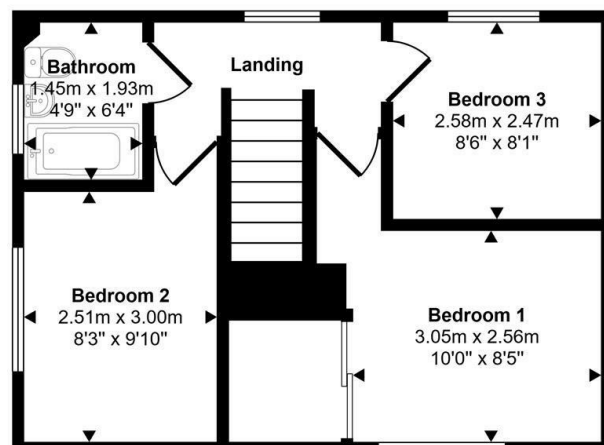
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Approx Gross Internal Area
73 sq m / 788 sq ft

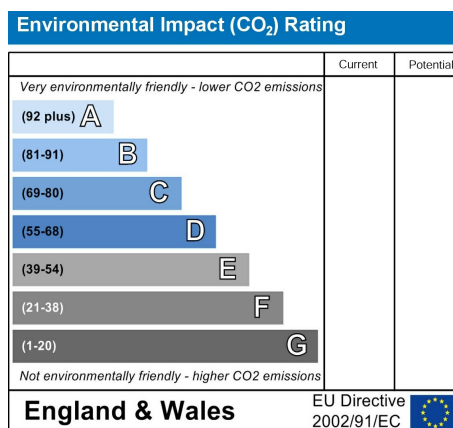
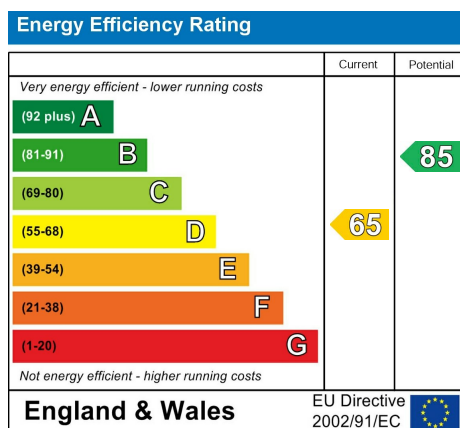


Ground Floor
Approx 36 sq m / 392 sq ft



First Floor
Approx 37 sq m / 396 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.



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