



Olivet Road, Sheffield S8 8QS

Guide Price £150,000

****Guide Price £150,000 - £170,000****

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale this spacious, 2 bedroom, mid-terraced property situated in a highly sought after area within close proximity to a host of excellent amenities, Graves Park and in the catchment area for sought after junior and secondary schools. The well presented property would suit first time buyers and in brief comprises: lounge, kitchen/diner, two bedrooms, bathroom and a rear garden with a paved seating area and brick-built outhouse. An early viewing is highly recommended.

Tenure: Freehold



Entrance

Entry via front facing UPVC door into lounge.

Lounge

11'5" x 10'9" (3.48m x 3.29m)

Welcoming lounge boasting feature fireplace with wooden surround and tiled hearth, and made bright by the large front facing UPVC double glazed window. Having exposed wooden floor boards and gas central heating radiator. Door leading to the kitchen/diner.

Kitchen/Diner

11'10" x 12'2" (3.62m x 3.71m)

Well proportioned and fitted with a wide range of wall and base units with contrasting work surfaces incorporating stainless steel sink with drainer and hob with oven below and extractor above. Providing space for washing machine, freestanding fridge/freezer and dining table and chairs, the kitchen also houses the boiler and stairs rising to the first floor. Rear facing UPVC double glazed window and door.

First Floor Landing

Having carpeted flooring and providing access to both bedrooms and the bathroom.

Bedroom One

11'6" x 10'9" (3.52m x 3.28m)

Well proportioned principal bedroom with front facing UPVC double glazed window, exposed wooden floor boards and gas central heating radiator.

Bedroom Two

7'8" x 7'6" (2.36m x 2.31m)

A further double bedroom with rear facing UPVC double glazed window, carpeted flooring and gas central heating radiator.

Bathroom

5'9" x 5'3" (1.77m x 1.62m)

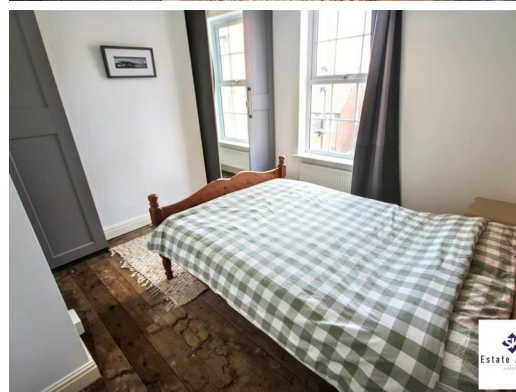
Fitted with a three piece suite comprising: panelled bath with shower attachment over the taps, pedestal wash hand basin and WC. Also benefiting from cushioned flooring, tiled splashbacks and central heating radiator.

Outside

To the rear of the property is a garden featuring a good-sized paved patio seating area.

There are three brick-built outhouses, one of which belongs to the property, with the remaining two belonging to neighbouring properties.

Beyond the outhouses is an additional small area of garden land belonging to the property.



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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



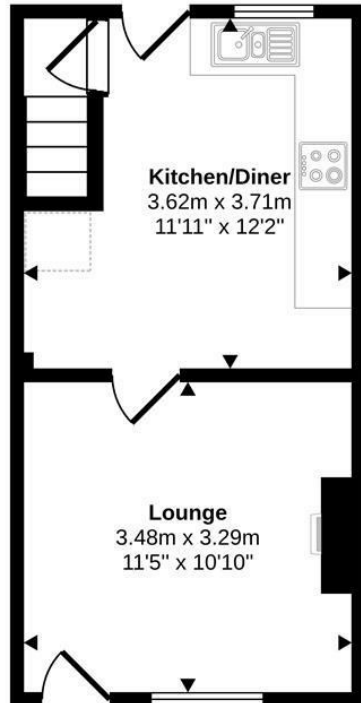
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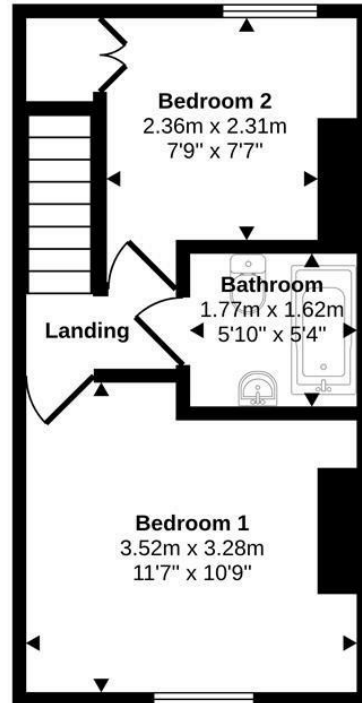
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Approx Gross Internal Area
51 sq m / 546 sq ft



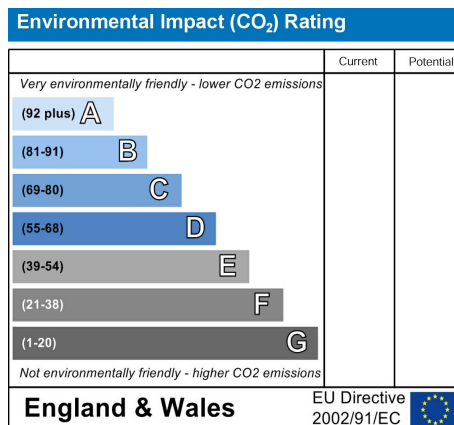
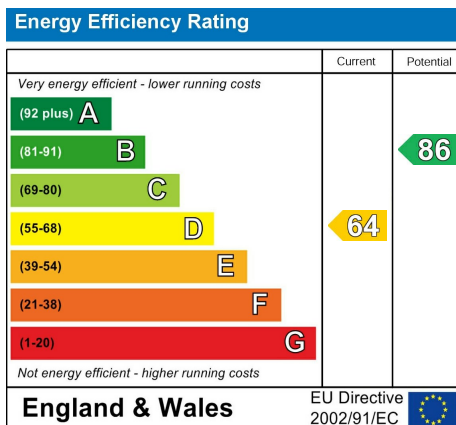
Ground Floor
Approx 25 sq m / 273 sq ft



First Floor
Approx 25 sq m / 273 sq ft

Denotes head height below 1.5m

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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