SK estate agents

passionate about property




# Woodbank Crescent, Sheffield S8 9EE

## Guide Price £280,000

**GUIDE PRICE £280,000 - £300,000**

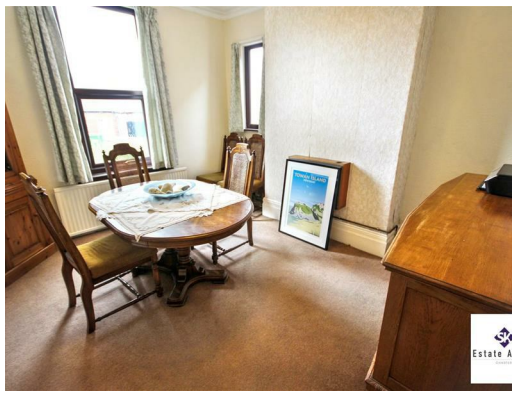
Virtual Tour Available

SK Estate Agents are pleased to offer to the market for SALE with NO ONWARD CHAIN, this generously proportioned, 4 bedroomed, semi-detached family home located in the highly sought after area of Meersbrook, close to a host of local shops, Meersbrook Park, and amenities on Chesterfield Road.
In brief the property comprises: entrance hallway, WC, lounge, dining room, kitchen, panty/utility, four bedrooms, bathroom, shower room and a pleasant garden to the rear with outhouse storage. A viewing is highly advised to appreciate the size of accommodation on offer.

Tenure: Freehold







## Entrance
Entrance via a side-facing timber door into the entrance hallway which has laminate flooring and carpeted stairs rising to the first floor.

## WC
The ground floor benefits from a downstairs WC fitted with a low flush WC, pedestal wash hand basin with chrome mixer tap and laminate flooring.

## Lounge
11'3" x 15'1" (3.43m x 4.61m )
The spacious and welcoming lounge boasts a feature gas fire with wooden surround and marble back and hearth, a front-facing UPVC double glazed bay window providing ample natural light, carpeted flooring and central heating radiator.

## Dining Room
10'10" x 13'0" (3.31m x 3.97m )
A further well proportioned reception room with front and side-facing UPVC double glazed windows, and having carpeted flooring and a central heating radiator.

## Kitchen
9'10" x 10'9" (3.00m x 3.30m )
The kitchen is fitted with a good range of wood-effect wall and base units with contrasting roll-edged worktops incorporating a stainless steel sink with swan neck mixer tap. There is space for a freestanding cooker with four-ring gas hob and extractor above, together with space and plumbing for a washing machine and fridge freezer. The room also benefits from cushioned flooring, a rear-facing double glazed timber window and a rear-facing composite door opening onto the rear garden.

## Utility Store/Pantry
12'0" x 3'10" (3.68m x 1.19m )
Off the kitchen is a large utility/pantry providing useful storage space, with tiled flooring, shelving, rear-facing UPVC obscure glazed window and housing the boiler.

## First Floor Landing
To the first floor, the landing has carpeted flooring, a central heating radiator, a side-facing UPVC double glazed window and carpeted stairs to second floor.

## Bedroom One
10'10" x 12'10" (3.31m x 3.92m )
Bedroom one is a large principal bedroom which is neutrally decorated and has a front-facing UPVC double glazed window, carpeted flooring, central heating radiator and two built-in wardrobes.

## Bedroom Two
10'9" x 13'1" (3.28m x 4.00m)
Bedroom two is another large double bedroom with front-facing UPVC double glazed window, carpeted flooring, central heating radiator and two built-in wardrobes.







## Shower Room
The separate shower room comprises: built-in shower with tiled splashbacks and electric shower, low flush WC, half tiled walls, cushioned flooring and UPVC double glazed obscured glass window.

## Bathroom
7'2" x 6'0" (2.20m x 1.85m )
The bathroom is fitted with a bath with mixer tap, vanity wash hand basin, tiled splashbacks, cushioned flooring, chrome heated towel rail and rear-facing obscure glazed UPVC double glazed window.

## Second Floor Landing/Storage
To the second floor are two further good sized bedrooms.
The property also benefits from two useful storage rooms. Storage One has a side-facing timber window and carpeted flooring, whilst Storage Two has exposed floorboards and currently houses the water tank.

## Bedroom Three
11'2" x 13'1" (3.41m x 4.00m)
Bedroom three is neutrally decorated and has a front-facing UPVC double glazed dormer window and carpeted flooring.

## Bedroom Four
10'11" x 12'11" (3.33m x 3.95m )
Bedroom Four is a good-sized room with side-facing double glazed timber window and carpeted flooring.

## Outside
Outside, there is a pleasant enclosed rear garden with lawn area, paved patio seating area and large storage sheds, separated into three individual sheds, perfect for additional storage.







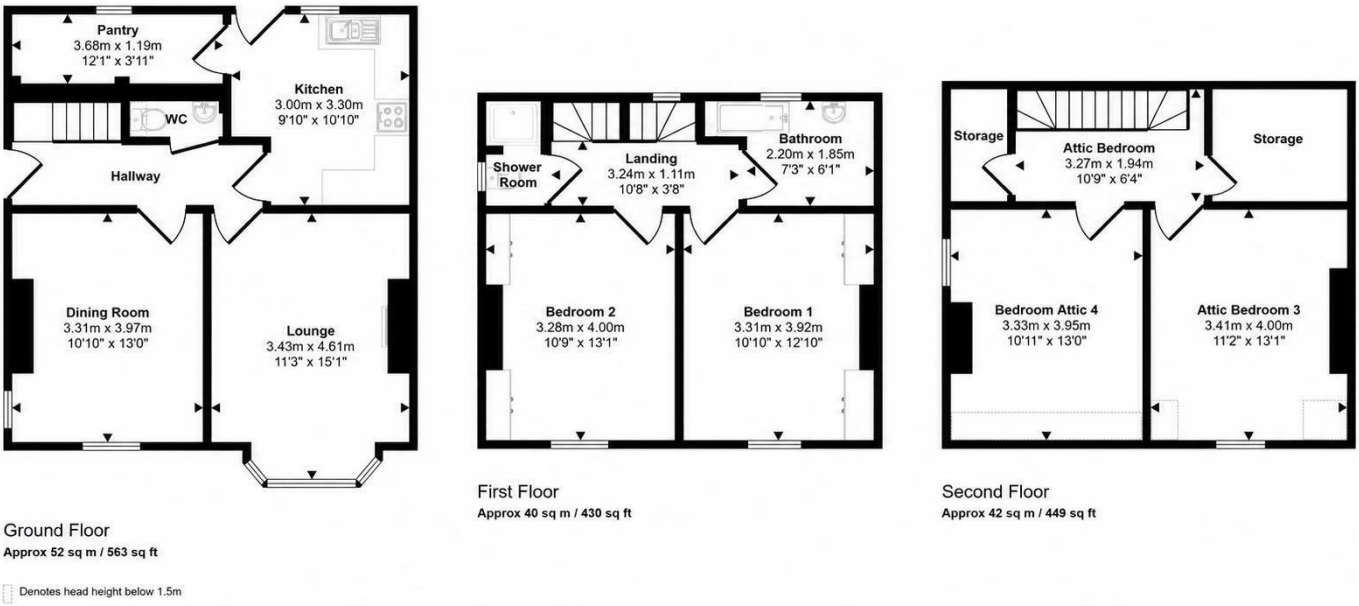




In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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

Approx Gross Internal Area
134 sq m / 1441 sq ft




Ground Floor
Approx 52 sq m / 563 sq ft

First Floor
Approx 40 sq m / 430 sq ft

Second Floor
Approx 42 sq m / 449 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.

