



Chesterfield Road, Sheffield S8 0RS

Guide Price £200,000

****GUIDE PRICE £200,000 - £220,000****

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN, this well presented, two bedroomed, semi-detached home situated in this highly popular neighbourhood, close to Meersbrook Park, located within a short distance of a wide range of local shops, cafes and restaurants on Chesterfield Road, good schools and excellent transport links to Sheffield City Centre and Chesterfield. The accommodation briefly comprises: entrance hallway, lounge, kitchen/diner, side porch, two bedrooms, bathroom and a large garden to the rear. A viewing is highly advised.

Tenure: Freehold



Entrance

Entry via composite front door leading into the entrance hallway with carpeted flooring, central heating radiator, and carpeted stairs rising to the first floor.

Lounge

11'4" x 14'5" (3.46m x 4.40m)

A good-sized lounge with a front-facing UPVC double-glazed bay window featuring a leaded stained-glass inset providing ample natural light. Also having carpeted flooring, central heating radiator, and a hearth with concealed chimney breast.

Kitchen/Diner

14'8" x 8'2" (4.49m x 2.50m)

Fitted with a good range of high glass wall and base units with contrasting square-edged worktops incorporating a one-and-a-half bowl stainless steel sink with swan-neck mixer tap. Providing space and plumbing for a washing machine, plus space for a freestanding cooker with extractor above. Boasting tiled splashbacks, exposed wooden floorboards, central heating radiator, two rear-facing UPVC double-glazed windows overlooking the rear garden, and a side-facing composite door leading to the side porch. Useful under-stairs storage cupboard housing the boiler and fuse board.

Side Porch

With UPVC double-glazed door and windows and tiled flooring.

First Floor Landing

Having carpeted flooring and loft hatch access.

Bedroom One

14'7" x 12'0" (4.45m x 3.66m)

A large principal bedroom with two front-facing UPVC triple-glazed windows. Featuring carpeted flooring, a large over-stairs storage cupboard, central heating radiator and ample space for freestanding furniture.

Bedroom Two

8'0" x 8'5" (2.45m x 2.58m)

Rear-facing double bedroom with UPVC double-glazed window overlooking the garden, carpeted flooring, and central heating radiator.

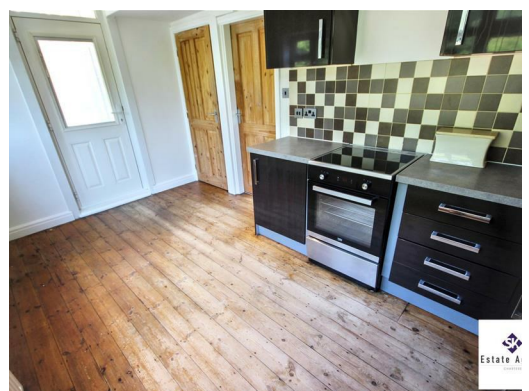
Bathroom

5'10" x 5'5" (1.79m x 1.66m)

Fitted with white suite comprising: bath with shower off the mixer taps, pedestal wash hand basin, and low-flush WC. The bathroom comes with part-tiled walls, tiled floor, chrome heated towel rail, rear-facing UPVC obscure double-glazed window and useful storage.

Outside

The property benefits from a larger than average rear garden that has been well maintained with a decked patio seating area, large lawn, gravelled area, space for planting, and a greenhouse.



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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



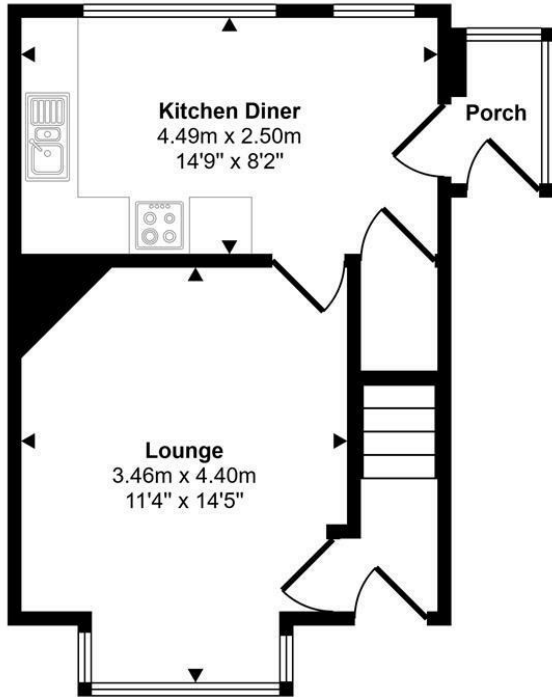
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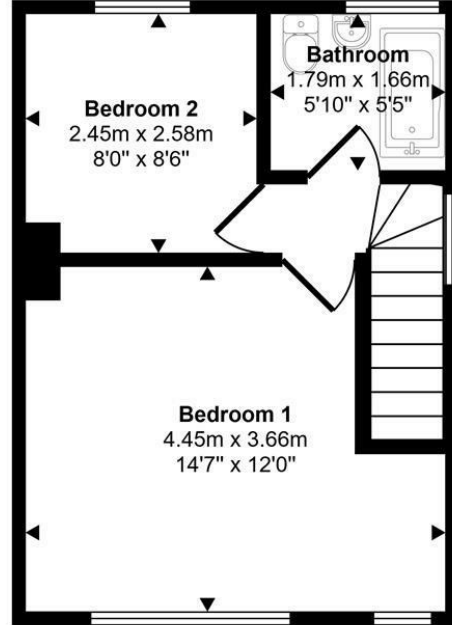
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Approx Gross Internal Area
59 sq m / 638 sq ft



Ground Floor

Approx 31 sq m / 336 sq ft



First Floor

Approx 28 sq m / 302 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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