



Jordanthorpe Green, Sheffield S8 8DZ

Guide Price £225,000

****GUIDE PRICE £225,000 - £235,000****

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale, this well presented, three bedroomed, detached family home. Enjoying a position within this popular residential area, the property boasts off-road parking to the front, a garage and enjoys a well proportioned private garden to the rear. The accommodation is presented to a high standard throughout and in brief comprises: entrance hallway, lounge, kitchen/diner, utility room, three bedrooms, and modern shower room. This property must be viewed to be fully appreciated.

Tenure: Leasehold



Entrance

Entry via front-facing UPVC double-glazed door into entrance hallway with laminate flooring, central heating radiator and access to a useful storage cupboard.

Lounge

12'8" x 14'7" (3.88m x 4.46m)

Welcoming reception room with front-facing UPVC double-glazed window, laminate flooring, feature panelled wall and central heating radiator. Carpeted stairs rise to the first floor.

Kitchen/Diner

12'9" x 8'9" (3.89m x 2.67m)

Modern kitchen fitted with a range of wall and base units with contrasting solid wood worktops incorporating Belfast sink with swan-neck mixer tap, four-ring electric hob with extractor above, electric oven and integrated dishwasher. Benefitting from laminate flooring, a central heating radiator, space for dining table and a useful pantry/store housing a tumble dryer. The room is made bright and airy via the rear facing UPVC double glazed French door and window.

Utility Room

8'1" x 8'7" (2.48m x 2.64m)

Useful utility space fitted with storage cupboards providing space for fridge and freezer and housing the boiler. There is a rear-facing UPVC obscure-glazed door and window to the garden and has cushioned flooring.

First Floor Landing

Having carpeted flooring and loft access (loft part-boarded). There is a useful storage cupboard housing the water tank.

Bedroom One

9'3" x 10'5" (2.82m x 3.19m)

Principal bedroom boasting two front-facing UPVC double-glazed windows and having laminate flooring, fitted wardrobes, a storage cupboard and central heating radiator.

Bedroom Two

9'4" x 10'2" (2.87m x 3.11m)

A further double bedroom providing ample space for freestanding furniture and having laminate flooring, UPVC double glazed window and gas central heating radiator.

Bedroom Three

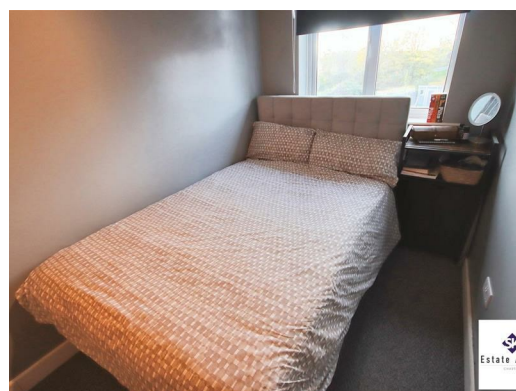
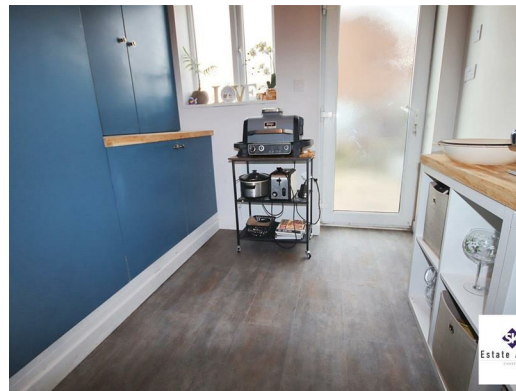
6'2" x 9'2" (1.88m x 2.81m)

Rear-facing with UPVC double-glazed window, fitted wardrobe and carpeted flooring.

Shower Room

6'1" x 5'1" (1.87m x 1.57m)

Contemporary shower room comprising: double shower cubicle with glass screen, rainwater shower and large marble effect tiles, combined vanity unit with wash basin including black mixer tap and low flush WC. Boasting tiled flooring, black heated towel rail and UPVC double glazed obscured window.



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Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

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Outside

To the front of the property lies a brick-paved driveway providing off-road parking, with gated side access leading to the rear garden.

To the rear of the property lies a well-proportioned garden with large Indian stone patio seating area, further decked seating area, pebbled section to the rear and mature planting.

Garage

9'3" x 14'10" (2.82m x 4.53m)

Single garage with power and lighting. Perfect for extra 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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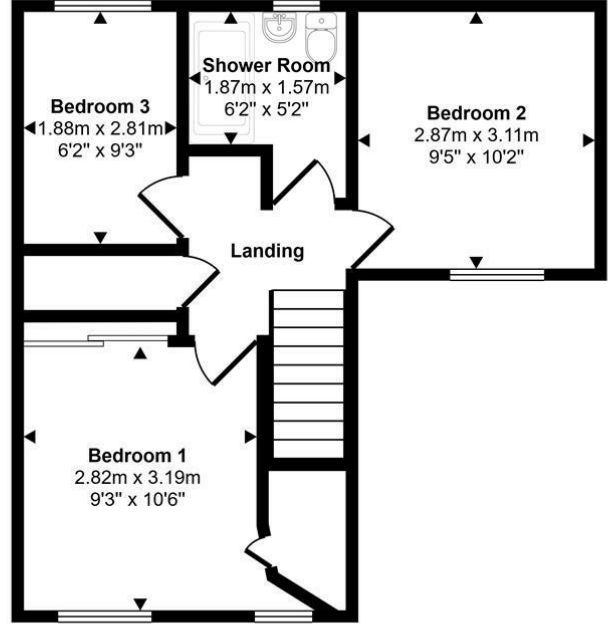
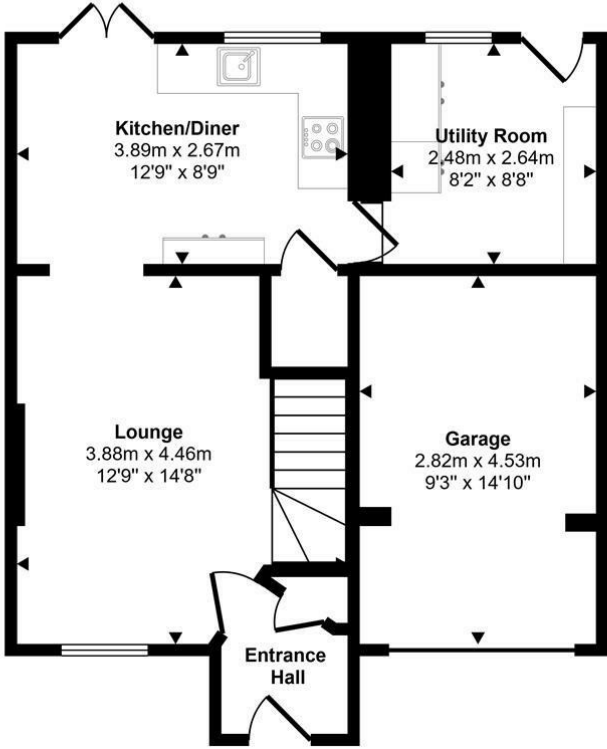
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Approx Gross Internal Area
90 sq m / 971 sq ft



First Floor
Approx 38 sq m / 407 sq ft

Ground Floor
Approx 52 sq m / 564 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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