



**Midhill Road, Heeley, Sheffield S2 3GU**

**Guide Price £260,000**

**\*\*GUIDE PRICE £260,000 - £280,000\*\***

SK Estate Agents are delighted to offer to the market this well presented, three bedroom, semi-detached property situated in popular area of Heeley. Ideal for first time buyers or a growing family, and having access to a wide variety of local amenities and being well placed for transport links into the City Centre. The property briefly comprises; lounge, open plan dining kitchen, conservatory, three bedrooms, bathroom and a larger than average garden to the rear. The property is truly deserving of an internal viewing.

Virtual Walk Through Tour Available

Tenure: Leasehold



## Entrance

Accessed via a front facing UPVC double glazed entrance door into hallway having carpeted stairs rising to the first floor and a door leading into the lounge.

## Lounge

14'4" x 14'0" (4.39m x 4.27m )

A well presented front facing, bay windowed lounge with UPVC double-glazed window providing ample natural light. Boasting feature fireplace with a wooden surround, marble back and hearth, carpeted flooring and a central heating radiator.

## Open-Plan Dining Kitchen

17'5" x 8'7" (5.31m x 2.62m )

Fitted with a range of white wall and base units with contrasting worktops incorporating a four-ring electric hob with an electric oven beneath, and a stainless steel sink and drainer. There is space and plumbing for a washing machine, together with an island providing additional worktop space and bench seating. Further features include: useful under-stairs pantry storage, a cupboard housing the combination boiler, a side-facing UPVC double-glazed window, tiled flooring and a central heating radiator. There is ample space for a dining table and chairs.

## Conservatory

11'10" x 9'1" (3.61m x 2.78m)

A good-sized conservatory overlooking the rear garden, with tile roof, UPVC double glazed windows, tiled flooring and a central heating radiator. Double-glazed doors open onto the patio area, with an additional side-facing UPVC entrance door.

## First Floor Landing

With carpeted flooring and providing access to the bedrooms and bathroom.

## Bedroom One

11'5" x 9'2" (3.50m x 2.81m)

Neutrally decorated principal bedroom benefitting from a central heating radiator, carpeted flooring and front facing UPVC double glazed window,

## Bedroom Two

8'4" x 11'10" (2.55m x 3.61m)

A further double bedroom having a rear facing UPVC double glazed window, central heating radiator and carpeted flooring. Also benefitting from a useful storage cupboard.

## Bedroom Three

9'1" x 8'7" (2.77m x 2.63m )

Having a rear facing UPVC double glazed window, central heating radiator and carpeted flooring.

## Bathroom

6'2" x 5'7" (1.90m x 1.72m)

Modern bathroom fitted with a white suite comprising: a bath with thermostatic shower over and glass shower screen, vanity wash basin with chrome mixer tap and low-flush WC. Further features include: a chrome heated towel rail, cushioned flooring, tiled splashbacks and a side facing UPVC double glazed obscure glass window.

## Outside



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The property offers a generous rear garden which is enclosed and private. The tiered garden has a large paved patio which adjoins the property and provides ample space for outdoor seating and entertaining, with steps leading to an area which is mainly laid to lawn and bordered by established planting. A further raised section provides additional garden space with a timber pergola and a further paved patio and lawn. There is also a useful brick-built external store.



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



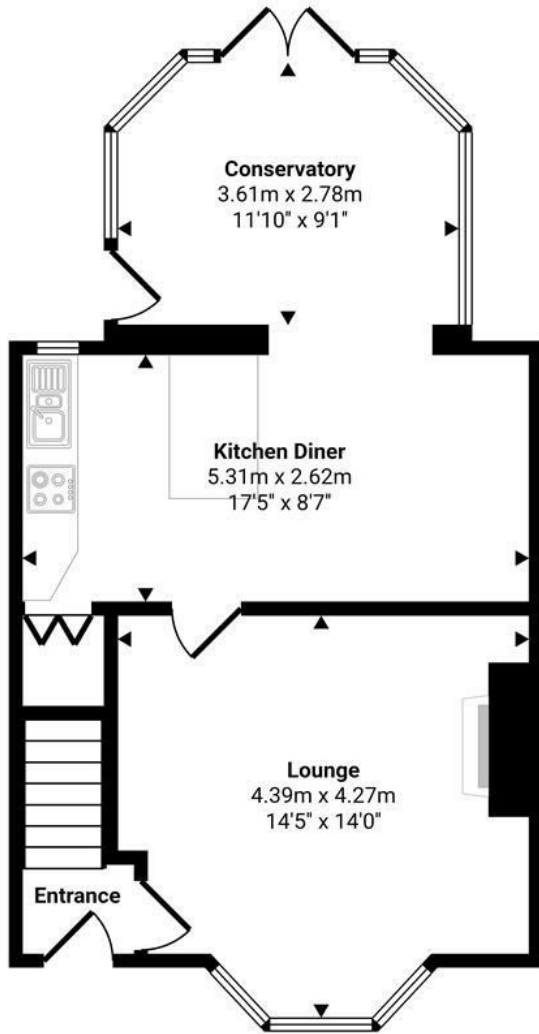
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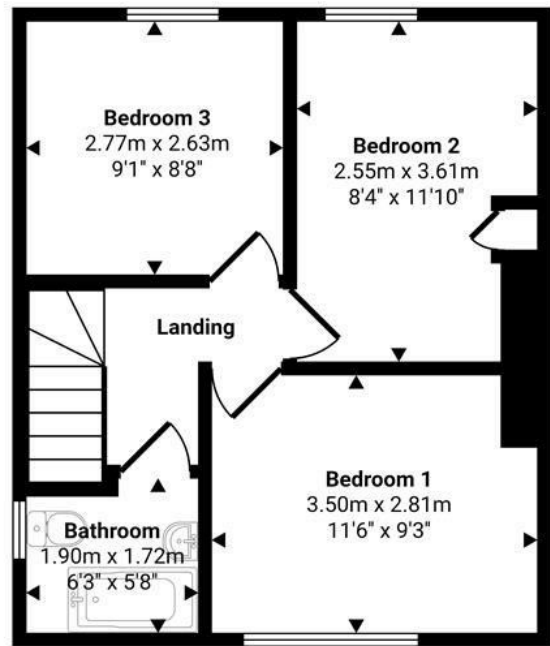
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Approx Gross Internal Area  
81 sq m / 868 sq ft

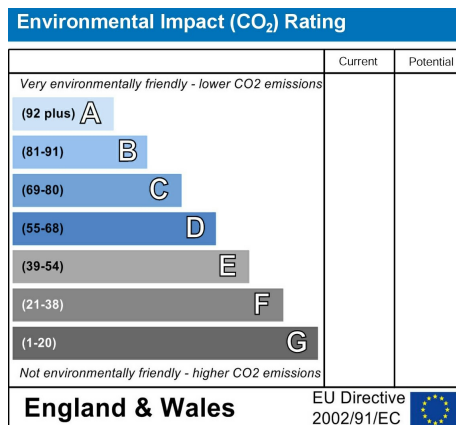
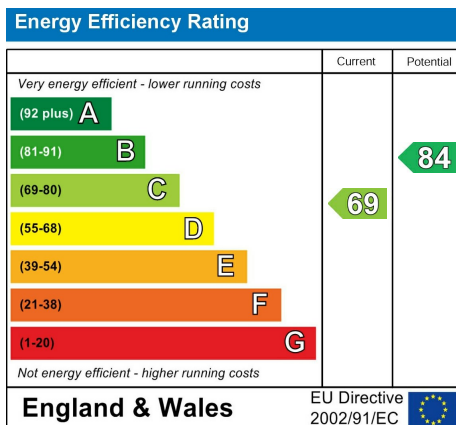


**Ground Floor**  
Approx 46 sq m / 494 sq ft



**First Floor**  
Approx 35 sq m / 374 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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