SK estate agents

passionate about property



Abbey Brook Court, Sheffield S8 7UU

Guide Price £230,000

** GUIDE PRICE: £230,000 - £250,000**

SK Estate Agents are pleased to offer to the market this three bedroom, semi-detached, family home located in the quiet, leafy suburb of Chancet Wood. Having excellent transport links to the city centre, within catchment of good schools and close-by to Graves Park and a host of local amenities, this beautiful home would ideally suit first time buyers and families alike. In brief the property comprises: entrance hallway, downstairs WC, cloakroom/storage cupboard, large lounge, dining kitchen, three bedrooms, bathroom, a well maintained garden to the rear and a driveway providing off-road parking. A viewing is highly advised to avoid disappointment.

Tenure: Freehold







Entrance
11'7" x 5'9" (3.54m x 1.77m)
Entry through front facing composite door into this warm and welcoming entrance hallway, featuring laminate flooring, side facing obscured UPVC double glazed window, storage cupboard, gas central heating radiator and a carpeted staircase rising to the first floor.



Downstairs WC
A useful downstairs WC featuring a low flush WC, laminate flooring, mosaic-style tiled splash-backs and pedestal wash basin. Also housing the boiler and consumer unit.

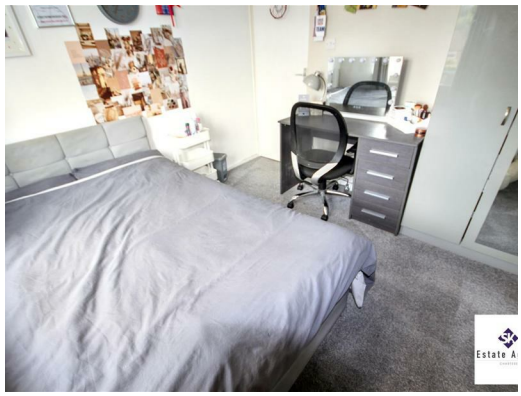


Lounge
10'1" x 15'9" (3.09m x 4.82m)
A well presented reception room, boasting laminate flooring, rear facing UPVC double glazed window, gas central heating radiator and decorative ceiling coving.



Dining Kitchen
14'6" x 9'3" (4.44m x 2.83m)
A beautifully presented kitchen and dining space offering a good range of cream fitted shaker-style wall and base units with contrasting wood-effect worktops over incorporating a stainless steel one and a half bowl sink with drainer. Benefiting further from space for a fridge/freezer, space and plumbing for washing machine, fan assisted oven and a stainless steel extractor hood. Also having laminate flooring, tiled splash-backs, a rear UPVC double glazed window, LED spotlights, space for a dining table and chairs, a gas central heating radiator and rear facing UPVC double glazed French doors opening out on to the rear garden.

Landing
A neutrally decorated carpeted landing providing access to all first floor accommodation. Having a front facing UPVC double glazed window and an airing cupboard housing the hot water tank.



Principle Bedroom
9'2" x 15'10" (2.81m x 4.85m)
A well presented principal bedroom featuring a separate dressing area with ample space for two wardrobes. Also benefiting from partially carpeted flooring and exposed floorboards to dressing area, coving to the ceiling, gas central heating radiator and a rear facing UPVC double glazed windows providing views across the garden.

Bedroom Two
9'0" x 8'10" (2.76m x 2.71m)
A further good sized double bedroom featuring carpeted flooring, gas central heating radiator and a large rear facing UPVC double glazed window.



Bedroom Three
6'1" x 9'4" (1.87m x 2.85m)
A well proportioned third bedroom having carpeted flooring, gas central heating radiator and a rear facing UPVC double glazed window.

Bathroom

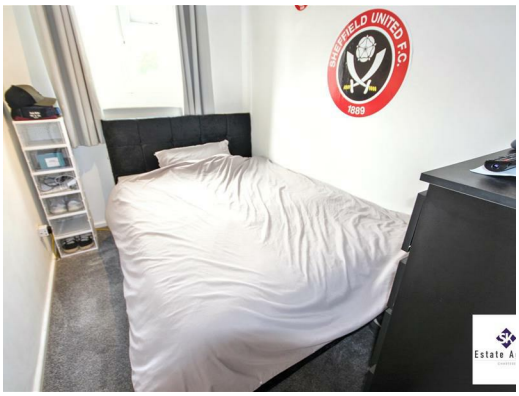
6'2" x 6'4" (1.89m x 1.94m)

A bright and airy family bathroom benefiting from a three piece suite comprising: WC, wall mounted wash basin and a bath with electric shower over. Having cushioned flooring, tiled splash-backs, a side facing obscured UPVC double glazed window and a gas central heating radiator.

Outside

To the front of the property lies a tarmac driveway with space for off-road parking.

At the rear of the property is a well maintained rear garden, partially laid to lawn, having a good sized tiered decking area for outdoor seating and entertainment. The garden further benefits from mature hedged, fenced borders and a secure shed for storage.











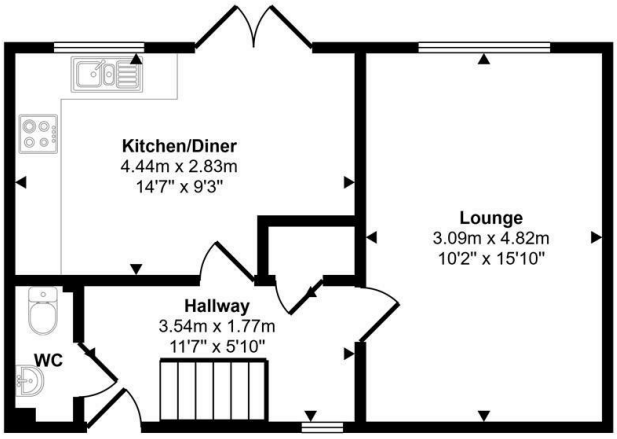
In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances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

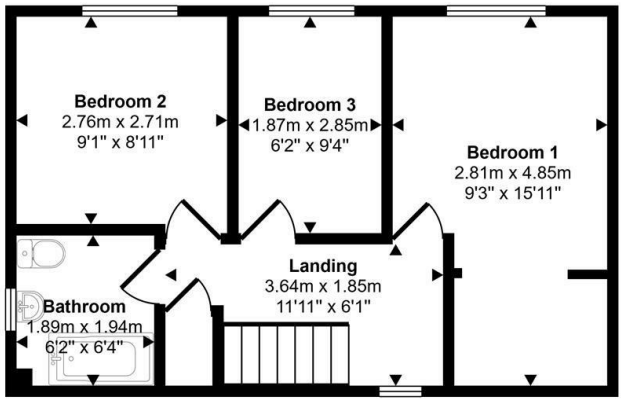
Website: www.skestateagents.co.uk **Email:** info@skestateagents.co.uk **Telephone:** 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH **Company No:** 08028567

Approx Gross Internal Area
74 sq m / 799 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft



First Floor
Approx 38 sq m / 404 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.

