SK estate agents

passionate about property

Woodseats Road, Sheffield S8 0PN

Guide Price £170,000

GUIDE PRICE £170,000 - £190,000

VIRTUAL WALK THROUGH

SK Estate Agents are delighted to offer to the market for sale with NO CHAIN, this beautifully presented, two bedroom, mid-terraced property situated in the highly popular neighbourhood of Woodseats. The property is located just a short distance from good local shops, excellent transport links to Sheffield City Centre and good schools. Ideally suited to first time buyers or investors, the accommodation briefly comprises: lounge, contemporary dining kitchen, off-shot utility, cellar, two good sized bedrooms, bathroom and a pleasant garden to the rear. A viewing is highly advised to avoid disappointment.

Tenure: Freehold

Lounge
12'1" x 10'10" (3.69m x 3.31m)
Cosy lounge with composite front door and UPVC double-glazed window to front, with a gas central heating radiator, feature fireplace with electric stove and alcove shelving to either side. There is carpeted flooring throughout, with ceiling light point.

Kitchen/Diner
11'11" x 11'11" (3.64m x 3.64m)
Well appointed contemporary kitchen fitted with a good range of wall and base units with contrasting wood-effect worktops. Boasting a central island providing additional worktop space and breakfast bar seating for three. There is an integrated oven with induction hob set within a feature exposed brick chimney breast recess, a stainless steel sink and drainer with mixer tap and the room benefits from part-tiled and part-panelled walls, with laminate flooring throughout. Having rear facing UPVC double glazed window and wooden door providing access to the cellar.

Cellar
Providing storage to the cellar head.

Off-Shot Utility Room
5'10" x 6'6" (1.78m x 2.00m)
Useful utility area fitted with matching worktop, providing space and plumbing for washing machine, undercounter fridge and freezer. Benefitting from a storage cupboard housing the Combi boiler, laminate flooring, side facing UPVC double glazed window and UPVC door leading to the garden.

Hall
Having carpeted stairs leading to first floor.

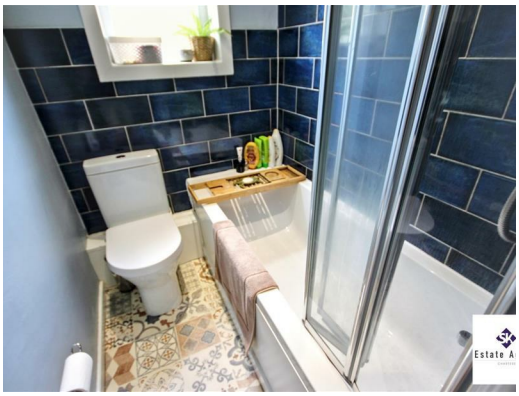
First Floor Landing
With carpeted flooring and access to bedrooms and bathroom.

Bedroom One
11'8" x 10'7" (3.56m x 3.25m)
A well presented principal bedroom with UPVC double-glazed window to front, a central heating radiator, and built-in storage cupboard with hanging rail and carpeted flooring.

Bedroom Two
6'0" x 8'10" (1.85m x 2.70m)
A further double bedroom with UPVC double-glazed window to rear, central heating radiator, and carpeted flooring.

Bathroom
4'2" x 11'6" (1.28m x 3.53m)
Stylish bathroom comprising: panelled bath with shower over and concertina glazed screen, WC, and vanity wash hand basin with mixer tap. Having part-tiled walls, patterned cushioned flooring, central heating radiator, extractor fan, and obscured UPVC double-glazed window to rear.

Outside
The rear garden is accessed via stone steps, with a paved patio area ideal for outdoor seating. There is a lawned section bordered by timber sleepers and established planting. Enclosed by mature hedging and brick walling for

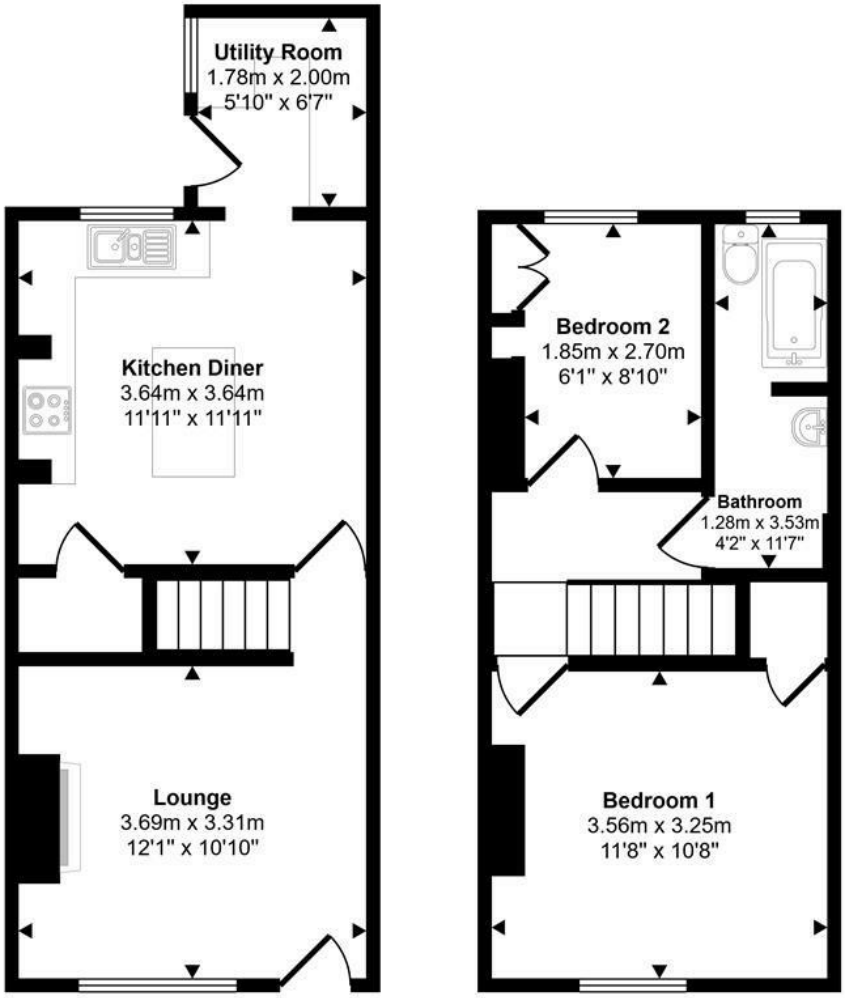


privacy, with a further paved yard to the rear housing bin storage and a storage shed.

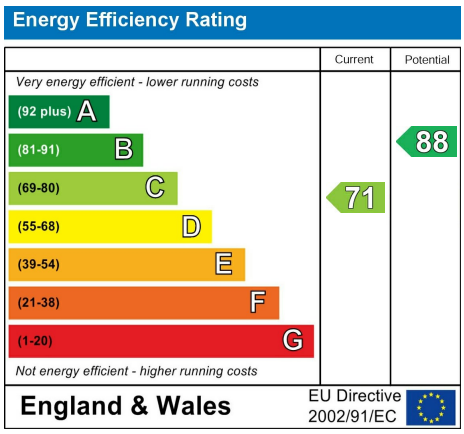
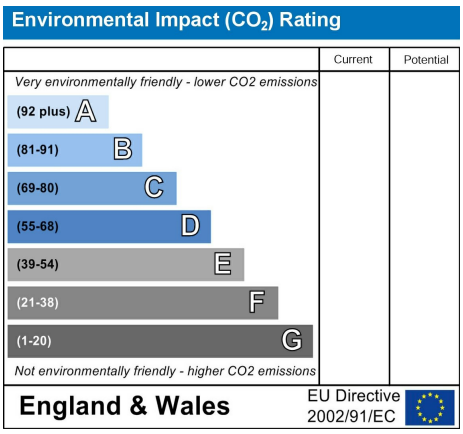
In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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
62 sq m / 667 sq ft



Ground Floor
Approx 33 sq m / 360 sq ft

First Floor
Approx 29 sq m / 308 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.