

# HUNTERS<sup>®</sup>

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## Jenkin Road

Sheffield, S5 6AR

Guide Price £140,000 - £150,000



- 3 BED MID TERRACE
- READY TO JUST MOVE IN
- LOW MAINTENANCE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- SPACIOUS DIMENSIONS
- NEUTRAL DECOR
- GOOD COMMUTER LOCATION
- COUNCIL TAX A

Tel: 0114 257 8999

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Sheffield, S5 6AR

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GUIDE PRICE £140,000 - £150,000 A well presented three bedroom terraced property situated in the popular S5 area of Sheffield, offered in good order throughout and ideal for a variety of buyers including first time buyers, young families, and investors.

The property briefly comprises a stylish living room, a charming eat-in kitchen, three well proportioned bedrooms including an impressive dormer loft conversion, and a freshly finished family bathroom. To the rear, a sunny garden with decked entertaining area completes this lovely home.

Conveniently located close to local amenities, schools, and transport links into Sheffield city centre, early viewing is highly recommended to avoid disappointment.

## LIVING ROOM

11'6 x 11'6 (3.51m x 3.51m)

A stylish and welcoming living room finished with fresh modern décor throughout. A large window fills the space with natural light, creating a bright and comfortable place to relax. A BT point, TV aerial point, and single radiator ensure the room is well equipped for everyday family life, with a door leading through to the kitchen beyond.

## BREAKFAST KITCHEN

12'6 x 10'2 (3.81m x 3.10m)

A traditionally styled kitchen with soft pebble coloured wall and base units, stone effect laminate worktop and stainless steel sink with matching tap. Features include an electric oven, stainless steel extractor, wall mounted boiler, and undercounter space for a fridge and washing machine. Space for a table and chairs makes this a lovely eat-in kitchen, perfect for family mealtimes. A UPVC window overlooks the garden and a single radiator completes the room.

## MASTER BEDROOM

14'8 x 14'5 (4.47m x 4.39m)

A generous double bedroom benefitting from a dormer loft conversion with a large UPVC window that floods the space with natural light. A single radiator completes this versatile and characterful room.

## BEDROOM 2

12'10 x 8'10 (3.91m x 2.69m)

A good sized bedroom with built in mirrored wardrobes providing excellent storage. A UPVC window enjoys a pleasant outlook over the rear and a single radiator completes the room.

## BEDROOM 3

11'7 x 8'10 (3.53m x 2.69m)

A great sized single bedroom with a UPVC window and single radiator. A versatile space that would work equally well as a home office or nursery.

## BATHROOM

7'7 x 5'3 (2.31m x 1.60m)

A clean and well presented family bathroom

finished with fresh white tiling and wood effect LVT flooring. Comprising a white bath with electric shower over, pedestal sink, and low flush WC. A frosted UPVC window, single radiator complete the space.

## EXTERIOR

To the front, steps lead up to the front door with a low maintenance pebbled area — neat, tidy and easy to keep.

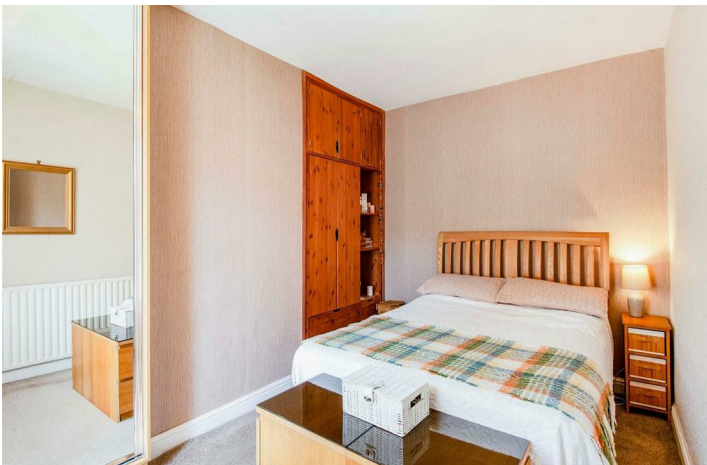
To the rear, a lovely garden drenched in sunshine is mainly laid to lawn with a decked area perfect for outdoor entertaining and relaxing on warmer days. An outdoor storage cupboard provides a handy practical addition.

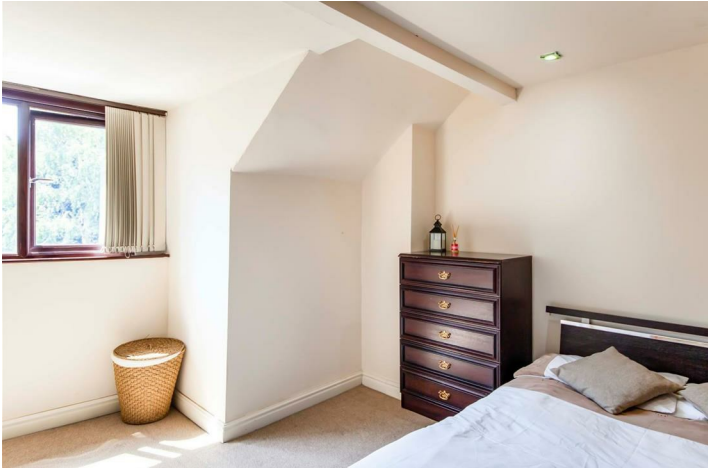
# Floorplan



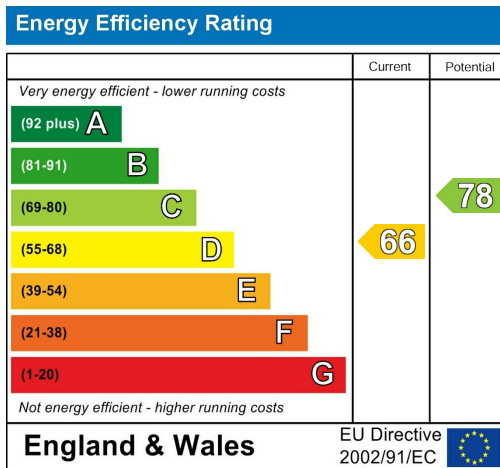
Total floor area 89.7 sq.m. (965 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io





## Energy Efficiency Graph

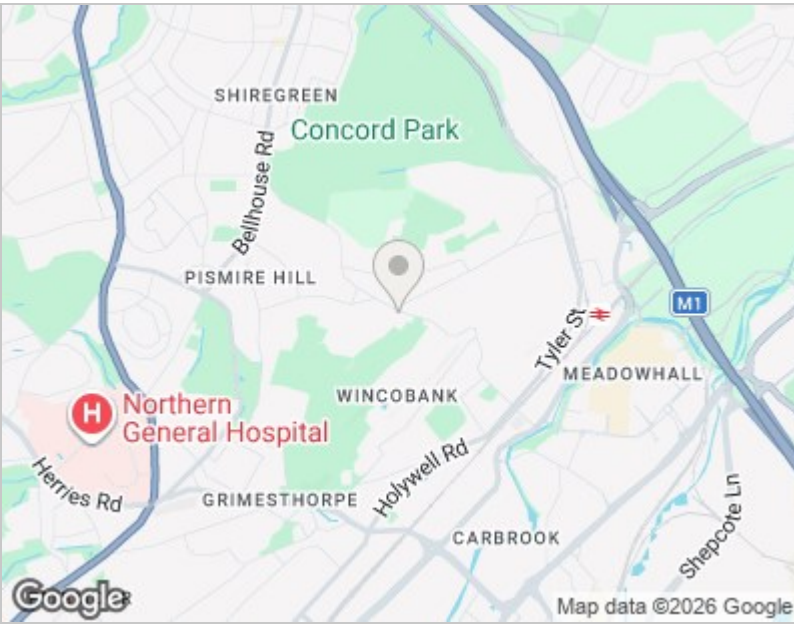


## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

