

# HUNTERS®

HERE TO GET *you* THERE

**76 Skye Edge Road, Sheffield, S2 5HB**

**£180,000**



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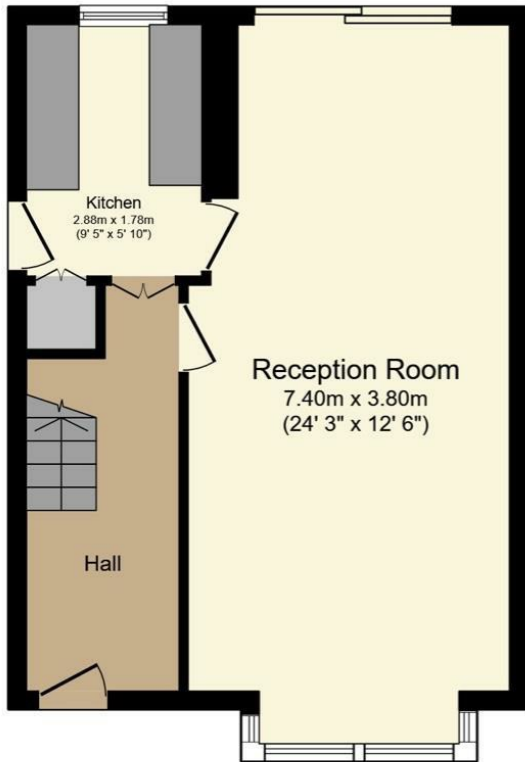
## Property Images





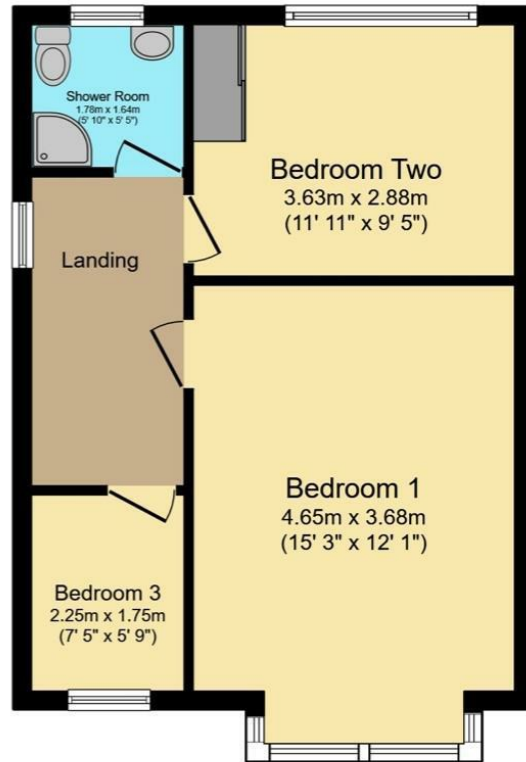
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Property Images



## Ground Floor

Floor area 43.6 sq.m. (469 sq.ft.) approx



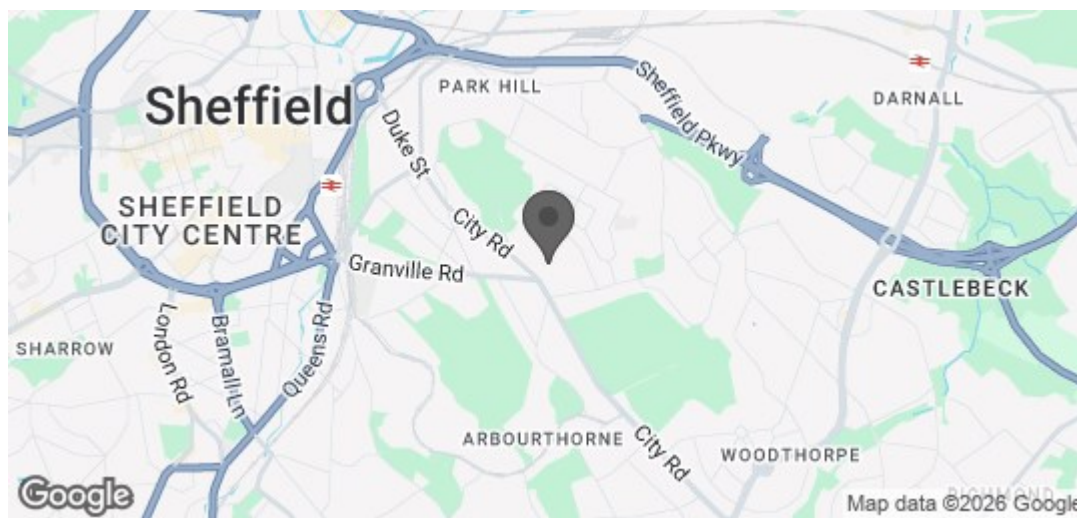
## First Floor

Floor area 43.6 sq.m. (469 sq.ft.) approx

Total floor area 87.1 sq.m. (938 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 [www.focalagent.com](http://www.focalagent.com)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 71                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |



Nestled at the head of a cul-de-sac on Sky Edge Road in Sheffield, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. Available with no onward chain, this property offers a seamless transition into your new home. The property is well located less than a mile from Sheffield Train Station and City Centre with Norfolk Park being within half a mile walk.

Upon entering, you are greeted by a welcoming entrance hall that leads to a modern fitted kitchen, complete with matching wall and base units, new worktops, as well as a practical pantry for all your storage needs. The heart of the home is the open plan living and dining room, which boasts a delightful front bay window that fills the space with natural light. A sliding patio door provides easy access to the garden patio, perfect for entertaining or enjoying a quiet evening outdoors.

The first floor features a landing that leads to two generous double bedrooms, offering ample space for relaxation and rest. A further single bedroom is also present, making it ideal for a child's room or a home office. The modern shower room completes this level, providing a stylish and functional space.

Externally, the property benefits from a driveway that accommodates parking for two vehicles, ensuring convenience for you and your guests. A side path leads to the rear garden, which is flat, well-proportioned and predominantly laid to lawn, offering a perfect setting for outdoor activities. The garden also features a patio seating area, a garden shed, and a greenhouse, catering to gardening enthusiasts and those who enjoy alfresco dining.

This delightful home combines comfort, style, and practicality, making it a must-see for anyone looking to settle in Sheffield.

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