

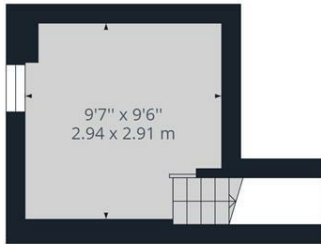


### **57 Stewart Road, Sheffield S11 8XS** **£1,200 Per Calendar Month**

This stunning three bedroom mid terrace property is located in the fashionable Sharrow Vale area close to shops, restaurants and amenities and is ideal for the professional couple.

Beautifully presented throughout and comprising: open plan living/dining area leading to the modern kitchen with electric oven and hob, excellent basement sitting room/occasional room. First floor: double bedroom, superb bathroom with full suite and separate shower cubicle. Attic double bedroom. Outside: yard area to rear.

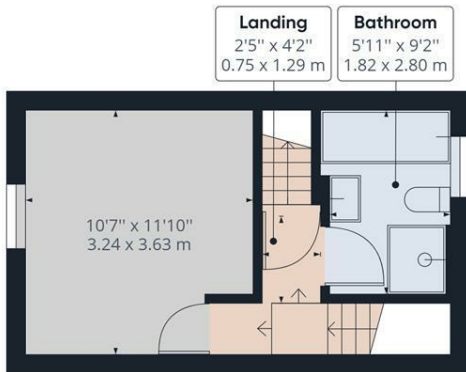
UNFURNISHED. 6-12 MONTHS TENANCY. Restrictions: No smokers or pets. Energy Efficiency Rating C. Council Tax Band A



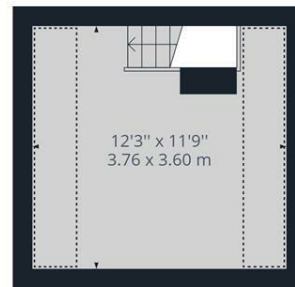
Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

677.22 ft<sup>2</sup>  
62.92 m<sup>2</sup>

Reduced headroom

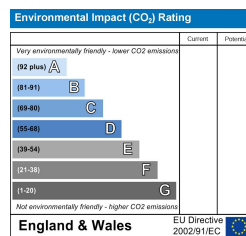
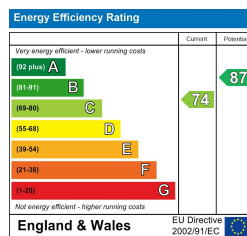
52.30 ft<sup>2</sup>  
4.86 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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