





33 Ratcliffe Road

Hunters Bar

Guide Price

£285,000

Guide Price: £285,000 - £295,000

Tucked away in a quiet cul-de-sac, this deceptively spacious two-bedroom midterrace enjoys an enviable position just off Sharrowvale Road. The area is renowned for its excellent amenities, including a wide range of restaurants, bars and independent shops, and is just a short walk from Endcliffe Park and the Hallamshire Squash and Tennis Club.

The property is available with vacant possession and no onward chain. It also benefits from a part-converted second floor loft room providing useful additional space, although this room does not have building regulations approval.

The accommodation includes a welcoming living room with feature fireplace and wood-burning stove, leading through to a dining kitchen with original pine floor-to-ceiling cupboards and access to a useful cellar. On the first floor there is a front-facing double bedroom, a single bedroom and a shower room with full suite. A captain's staircase rises to the loft room, which enjoys Velux windows to both the front and rear together with exposed purlins, creating a characterful and flexible area.

Outside, there is a small garden at the front of the property, while to the rear a terraced courtyard opens onto a southerly-facing garden, providing a delightful space for outdoor seating and entertaining.

- Very Popular and Sought After Cul De Sac Location
- Two Bedroom Spacious Mid Terrace with an Additional Useful Second Floor Loft Room
- Excellent Location just off Sharrowvale Road with Local Restaurants, Bars and Speciality
 Shops
- Walking Distance of Endcliffe Park and Hallamshire Tennis and Squash Club
- For Sale with Early Vacant Possession and No Onward Chain
- Southerly Facing Courtyard Area and Garden
- Good Sized Dining Kitchen and Lounge with Log Burning Stove
- Freehold
- Please note the marketing photographs are from prior to the current tenancy supplied by the vendor
- Contact Saxton Mee Banner Cross to arrange your viewing







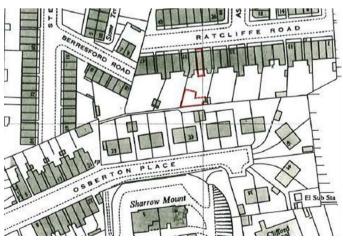














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