

bothams ¹⁸⁷¹



173 Burngreave Road
Sheffield, S3 9DL



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A traditional end of terrace family home overlooking Abbeyfield Park, providing circa 1,232 square feet of well-presented accommodation over four floors, close to the city centre of Sheffield with off road parking.

A viewing is essential to appreciate the accommodation on offer.

173 Burngreave Road

This attractive traditional end of terrace property is deceptively spacious, providing 1,232 square feet of flexible and well-presented accommodation over four floors close to the city centre of Sheffield, suitable for a family, professional couple or an investor.

The property is set back from the road opposite Abbeyfield Park, creating a lovely outlook, and also benefits from off-road parking which is a rarity in the locality.

Available with no upward chain, the property would benefit from some updating, offering the ideal opportunity to create your ideal home and add value - a viewing is essential to truly appreciate the opportunity on offer.

The Accommodation

The property is entered via the entrance hall, off which stairs both rise to the first-floor landing and descend to the lower ground floor, and doors to the left and right provide access to the ground floor living accommodation.

To the ground floor the property comprises of a well-proportioned living room with feature fireplace, with a lovely outlook over Abbeyfield Park. There is also a good size kitchen diner to the rear of the property, with dual aspect windows providing excellent natural light. Off the kitchen is a useful store extending under the stairs.

To the first floor are two bedrooms and the family bathroom; Bedroom One is a good size double bedroom to the front aspect with a pleasant outlook over the park. Bedroom Two provides a well-proportioned second bedroom with built in bed base to maximise the space, and a window to the side aspect and useful storage cupboard off. The family bathroom comprises of a bath with shower over, and a white WC and matching wash basin.

To the second floor is Attic Bedroom Three which provides a good-size third bedroom within the roof space, with a window to the side aspect.

To the lower ground floor is a useful utility room, with access directly from and a large window overlooking the rear yard. The Utility room houses the Worcester Bosch combination central heating. To the front of the property is a basement/ cellar store, with a concrete floor providing additional storage space, or the potential to create further living accommodation subject to obtaining the necessary consents.





Outside

The property is set back from Burngreave Road in an elevated position providing a lovely outlook over Abbeyfield Park, with a low-level brick wall beyond which is a front garden, and a concrete driveway which continues to the side of the property.

To the rear of the property is a private paved rear yard, with access to the utility room.

Material Information

The property is of conventional construction.

Generally uPVC framed double glazed windows and doors.

The property is connected to mains water, drainage, gas and electricity services as far as we are aware.

Central heating and hot water is provided by a Worcester Bosch Greenstar 28i Junior combination boiler.

Please note the gas fire in the living room is disconnected.

Total gross internal floor area – 114.5 sq.m./ 1,232 sq.ft. approx.

Council Tax Band – A – Sheffield City Council.

Tenure – We understand the property to be leasehold under Title Reference SYK622, the freehold title being held under Title SYK374581.

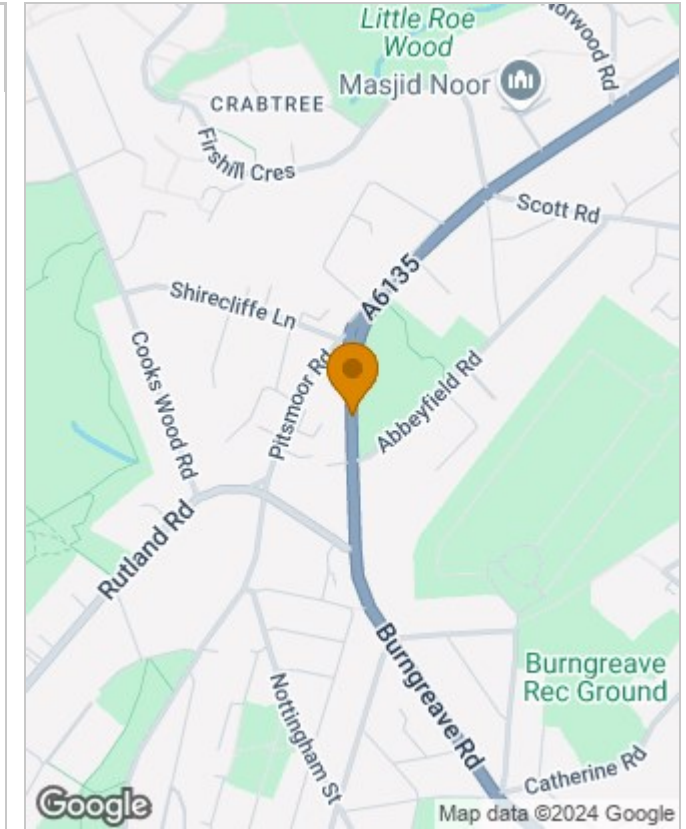
Parking – there is a driveway providing off road parking.

EPC Rating – E.

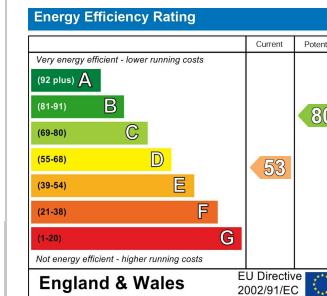
Floor Plan



Area Map



Energy Efficiency Graph



Viewing Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

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