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10 Newington Road, Botanical Gardens

Sheffield

Offers in Region of £400,000

10 Newington Road

Botanical Gardens, Sheffield

Located in the heart of the ultra-popular Endcliffe is this stunning four double bedoomed, two bathroom Victorian villa style terraced property. Throughout the four floors of accommodation totalling an impressive 1,612 sq ft, Number 10 offers a light, bright and modern feel whilst retaining numerous original period features associated with a property from this era. Quietly tucked away in the heart of Endcliffe, with only a short stroll to fashionable Sharrow Vale and Ecclesall Road, offering an array of fantastic independent shops and restaurants along with stunning green spaces such as Botanical Gardens and Endcliffe Park on its doorstep. Surrounded by excellent local schools such as Hunter's Bar Infant and junior School, Greystones Primary School and Birkdale School, this property is the perfect opportunity for young families and first time buyers alike and simply must be viewed to be fully appreciated. VALUER Andy Robinson

Council Tax band: C

Tenure: Leasehold

- FOUR DOUBLE BEDROOM TWO BATHROOMED BAY WINDOWED VICTORIAN TERRACE
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING HUNTERS BAR AND HIGH STORRS SECONDARY
- PERFECT FOR THE FAMILY OR PROFESSIONAL COUPLE WITH VIEWING ESSENTIAL
- EASY ACCESS TO ENDCLIFFE PARK, BOTANICAL GARDENS AND PRINCIPAL HOSPITALS/UNIVERSITIES
- SHORT STROLL TO FASHIONABLE SHARROW VALE AND ECCLESALL ROAD THAT OFFER AN ARRAY OF INDEPENDENT CAFES BARS AND EATERIES
- QUIET TUCKED AWAY ROAD IN THE VERY HEART OF ULTRA POPULAR ENDCLIFFE ON THE SOUTH WEST OF



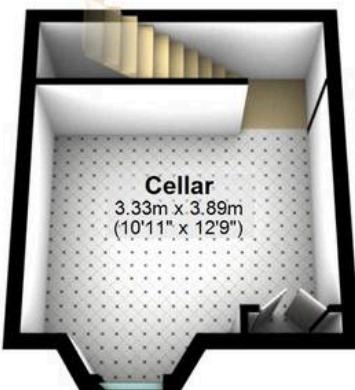


Ground Floor

Approx. 49.4 sq. metres (531.5 sq. feet)

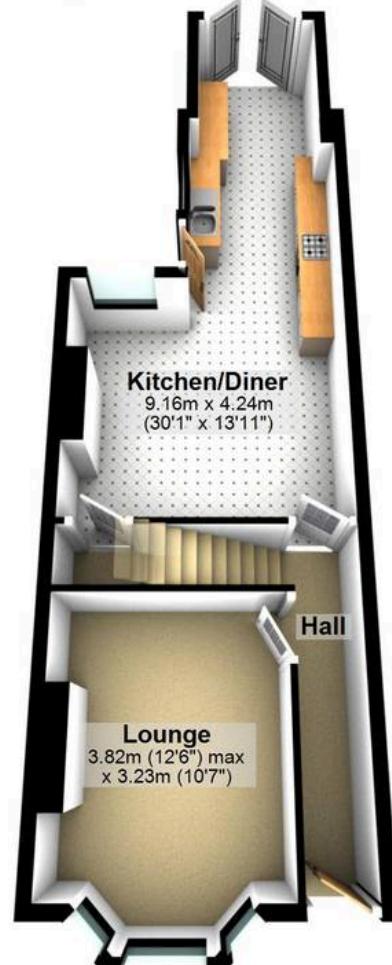
Cellar

Approx. 17.3 sq. metres (186.2 sq. feet)



Kitchen/Diner

9.16m x 4.24m
(30'1" x 13'11")

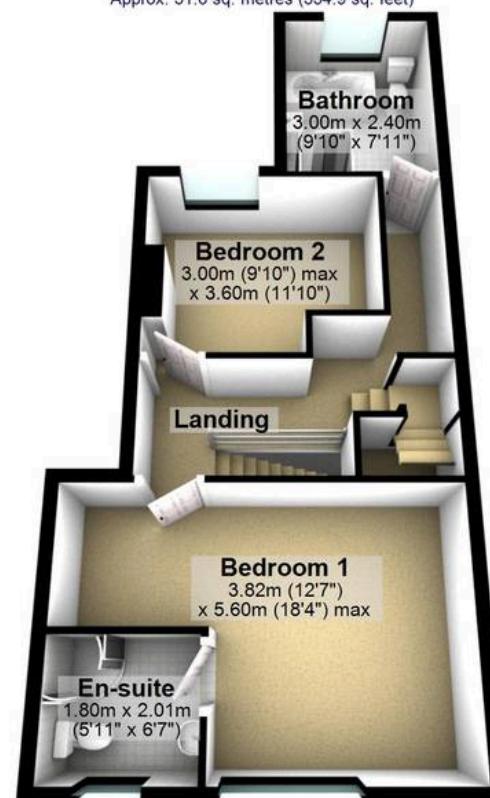


Lounge

3.82m (12'6") max
x 3.23m (10'7")

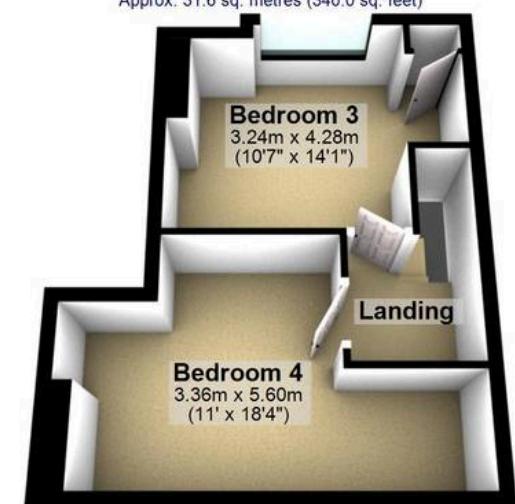
First Floor

Approx. 51.6 sq. metres (554.9 sq. feet)



Second Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 149.8 sq. metres (1612.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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