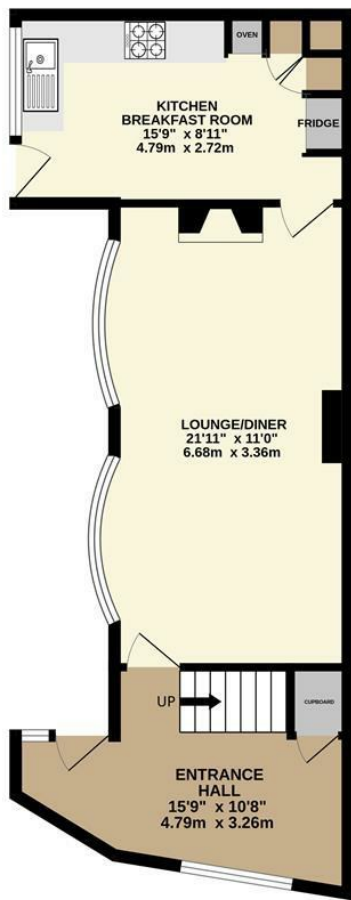


GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

EADON

50, Sheffield Road, Sheffield, S25 5DW

Asking Price £265,000

50 Sheffield Road, South Anston,
Sheffield, S25 5DW

An internal viewing of this meticulously presented 2-bedroom stone built cottage is essential to truly appreciate the exceptional standards it offers. With origins tracing back to 1886 and nestled behind remotely operated electric gates, this charming abode exudes timeless elegance, making it an ideal choice for a young couple or those seeking to downsize. Stepping inside, you're welcomed by the inviting open-plan entrance vestibule adorned with wooden flooring, seamlessly flowing into the adjacent office space. Ascending the staircase to the first floor, you'll find a conveniently located under stair ground floor WC.

Moving forward, the cozy open-plan lounge diner beckons, bathed in natural light streaming through the expansive windows overlooking the tranquil courtyard area. Here, a focal point is the log burner, set upon a stone hearth with a wood mantle, creating a warm and inviting ambiance. The breakfast kitchen is a culinary haven, boasting a stunning array of modern wall, base, and drawer units, complemented by integrated appliances including a dishwasher and washing machine, along with an induction hob nestled within quartz countertops. A ladder provides access to a small loft space housing the combination boiler.

Ascending to the first floor reveals two generously sized double bedrooms and the house bathroom. The Principal bedroom is adorned with built-in wardrobes offering ample storage solutions, while the bathroom exudes contemporary elegance with its superb 4-piece suite, featuring an oval claw-on-ball feet style bath with Victorian-style mixer shower taps, a walk-in tiled shower cubicle, wash basin, and a low-level WC.

Outside, an electrically operated gate grants access to the driveway/courtyard area, providing parking space for at least two vehicles. This versatile outdoor space doubles as a delightful spot for relaxation during summer evenings, boasting two double outdoor power points for added convenience.

In summary, this enchanting stone cottage offers a harmonious blend of historic charm and modern convenience, promising a lifestyle of comfort and sophistication.

- A tremendously well presented 2 bedroom stone cottage
- Open plan lounge diner & separate office
- High quality 4 piece white bathroom suite
- Attractive modern fitted breakfast kitchen
- Enclosed front forecourt inc. parking area
- Close vicinity to shop, post office and pub.
- CCTV, security alarm & cat5 cabling.
- Great opportunity for the first time buyers/couple downsizing.
- Great access to M1 motorway junction 31..
- Internal viewing highly recommended.



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