



Robinson Avenue, Sheffield

welcome to

Robinson Avenue, Sheffield

This 5 -bedroom townhouse in a sought-after area near local amenities and transport links is now on the market. The well-maintained interior offers spacious living areas and beautifully appointed bedrooms. The house, built in 2011, spans three levels and is perfect for a growing family.



The ground floor showcases a hallway leading to a dining room with bifold doors opening to the kitchen, offering a spacious layout with a front-facing view. The generously sized kitchen features high-quality Neff appliances, custom shelving units, and a kitchen island for storage, overlooking the low-maintenance rear garden with fragrant David Austen hybrid roses. A WC is conveniently located at the end of the entrance hall. On the first floor, a lounge with abundant natural light, a modern family bathroom, a double bedroom, and another bedroom are present. The second level houses two double bedrooms, a single bedroom, and a Master bedroom with an ensuite. The property also includes parking space, a garage for storage, and a garden.

Entrance Hall

Downstairs W/C

Lounge

15' 3" maximum x 10' 4" maximum (4.65m maximum x 3.15m maximum)

Dining Room

12' 1" maximum x 9' maximum (3.68m maximum x 2.74m maximum)

Kitchen

15' 5" maximum x 14' 6" maximum (4.70m maximum x 4.42m maximum)

First Floor Accommodation

Landing

Bedroom One

15' 4" maximum x 9' 6" maximum (4.67m maximum x 2.90m maximum)

En-Suite

Bedroom Two

12' 4" maximum x 8' 5" maximum (3.76m maximum x 2.57m maximum)

Bedroom Three

10' 6" maximum x 8' 1" maximum (3.20m maximum x 2.46m maximum)

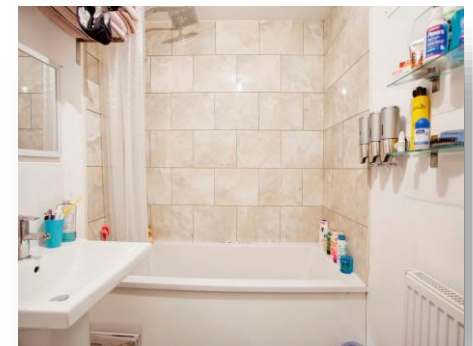
Bedroom Four

6' 11" maximum x 6' 9" maximum (2.11m maximum x 2.06m maximum)

Bedroom Five

7' 3" maximum x 6' 6" maximum (2.21m maximum x 1.98m maximum)

Loft Space



view this property online williamhbrown.co.uk/Property/SBC107063



welcome to

Robinson Avenue, Sheffield

- A WELL PROPORTIONED FIVE BEDROOM FAMILY HOME
- BOASTING TWO RECEPTION ROOMS AND A HIGH QUALITY NEFF KITCHEN
- SEPARATE GARAGE WITH DRIVEWAY
- A FAMILY BATHROOM TO THE FIRST FLOOR, EN-SUITE TO MASTER BEDROOM PLUS GROUND FLOOR W/C
- WITHIN WALKING DISTANCE FROM LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

offers over



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SBC107063](https://www.williamhbrown.co.uk/Property/SBC107063)



Property Ref:
SBC107063 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01142 638012



BannerCross@williamhbrown.co.uk



392 Psalter Lane, SHEFFIELD, South Yorkshire,
S11 8UW



williamhbrown.co.uk