



**Robinson Avenue, SHEFFIELD**

**welcome to**

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Welcoming a four-bedroom town house within a sought-after area. This well-presented family home has nearby amenities and transport links. It also benefits from off street parking and a good-size rear garden.



William H Brown presents a beautiful family home. With great local amenities and easy access to transport links this is one not to be missed. The first floor accommodation comprises of a modern kitchen, a dining room and w.c . On the first floor, a spacious lounge, a family bathroom and two good-size bedrooms. The second floor accommodates a well-presented master bedroom with an excellent en-suite and an additional bedroom. Outside offers a rear garden and off-street parking.

## Accommodation Ground Floor Cloakroom

### W.C

### Lounge

15' 3" maximum x 10' 5" maximum ( 4.65m maximum x 3.17m maximum )

### Dining Room

12' 2" maximum x 9' maximum ( 3.71m maximum x 2.74m maximum )

### Kitchen

15' 3" maximum x 14' 6" maximum ( 4.65m maximum x 4.42m maximum )

## First Floor Accommodation

### Bedroom Two

10' 5" maximum x 8' 1" maximum ( 3.17m maximum x 2.46m maximum )

### Bedroom Four

6' 10" maximum x 6' 9" maximum ( 2.08m maximum x 2.06m maximum )

### Bathroom

## Second Floor Accommodation

### Bedroom One

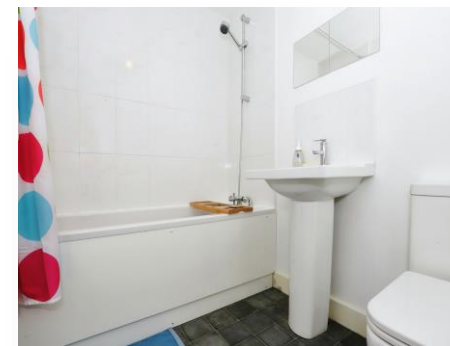
13' 9" maximum x 11' 7" maximum ( 4.19m maximum x 3.53m maximum )

### Ensuite

### Bedroom Three

8' 8" maximum x 8' 6" maximum ( 2.64m maximum x 2.59m maximum )

### Loft Space



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## Robinson Avenue, SHEFFIELD

- FOUR BEDROOM TOWNHOUSE
- TWO RECEPTION ROOMS AND MODERN KITCHEN
- MASTER BEDROOM WITH AN EN-SUITE
- OFF-STREET PARKING
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SBC107229 - 0004

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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.



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