



**Ouseburn Street, Sheffield**

**welcome to**

**Ouseburn Street, Sheffield**

**\*\*\*GUIDE PRICE - £240,000 - £250,000\*\***Presenting a spacious three-bedroom house within the popular S9 postcode. Offering excellent living accommodation throughout, this property has two reception rooms and a double garage. You don't want to miss out!!



## Accommodation Ground Floor

### Reception

With a UPVC entrance door, featuring a UPVC double-glazed top light, stairs to the first-floor accommodation with half panelling to walls, and a half frosted glazed panel door leading to the lounge.

### Lounge

20' 5" x 14' 11" ( 6.22m x 4.55m )

With a UPVC double-glazed window to the front elevation, a UPVC double-glazed window looking through to the courtyard, and two UPVC double-glazed Georgian doors also leading to the courtyard. A large double panel radiator and a second double panel radiator, with double opening half-glazed panel doors leading to the kitchen.

### Kitchen

9' 5" maximum x 15' 3" ( 2.87m maximum x 4.65m )

Has a brown leaded UPVC double-glazed door and matching side lights leading to the courtyard, a gloss grey modern kitchen offering a range of base/wall/drawer units, roll-top work surfaces including a small breakfast bar, a stainless steel 1/2 bowl sink unit with hot/cold mixer tap, gas cooker point, under-counter radiator, tiled floor, and part-tiled walls with inset ceiling spotlights and a half-glazed panel door.

### Utility Room

5' 11" x 15' 4" ( 1.80m x 4.67m )

With a wall-mounted gas boiler, a main entrance door, a roll-top work surface with plumbing for a washer beneath and space for a tumble dryer, pine cladding to the ceiling with LED ceiling strip lights.

### Sitting Room

11' 10" x 14' 11" ( 3.61m x 4.55m )

Enjoys a Georgian double-glazed window looking through to the courtyard, laminate flooring, half pine panelling to walls, coving, high ceiling, and inset ceiling spotlights. Also, access to the cellar with internal lighting.

## First Floor Accommodation

## Landing

With two UPVC double-glazed windows overlooking the courtyard, a single radiator, half panelling to walls, inset ceiling spotlights, and coving.

### Bedroom One

11' 11" x 12' 7" to wardrobes ( 3.63m x 3.84m to wardrobes )

Has a UPVC double-glazed window, a double radiator, a fitted bank of wardrobes to one wall with mirrored sliding doors, coving, and inset ceiling spotlights.

### Bedroom Two

11' 10" x 11' 4" ( 3.61m x 3.45m )

With a UPVC double-glazed window, a double radiator, a large bank of wardrobes, loft access, coving, and inset ceiling spotlights.

### Bedroom Three

9' 8" x 14' 8" ( 2.95m x 4.47m )

With a UPVC double-glazed window overlooking the courtyard, a second UPVC double-glazed window, a double radiator, and inset ceiling spotlights.

### Main Bathroom

11' 8" x 8' 1" ( 3.56m x 2.46m )

With a double-glazed window, chrome towel heater rail, an excellent four-piece suite comprising a low flush w/c, handwash basin into a gloss white vanity, a large double shower with waterfall-type shower head, a jacuzzi corner bath with hot/cold mixer tap, and modern PVC finish to ceiling and walls.

## Outside

The property stands on grounds which offer an excellent courtyard, mainly block paved and providing access through large double opening gates. An additional benefit is a double tandem garage with accommodation above and an open tiled porch which serves access to the outside w/c.



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## Ouseburn Street, Sheffield

- GUIDE PRICE - £240,000 - £250,000
- EXCELLENT THREE BEDROOM FAMILY HOME
- A GENEROUS LOUNGE AND ADDITIONAL RECEPTION
- MODERN KITCHEN WITH UTILITY
- DOUBLE TANDEM GARAGE WITH ACCOMMODATION ABOVE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1902. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SBC107615 - 0003

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