





## 11 Wayland Road

Sharrow Vale • Sheffield • S11 8YD

Offers in the Region of £275,000

Located in sought after Sharrow Vale, within walking distance of Ecclesall Road is an elevated 3 bedroom, stylishly presented mid terraced family home. Beautifully arranged over 3 levels incorporating modern kitchen and bathroom, log burning stove and attractive, landscaped rear garden. Steps rise to an elevated entrance opening into the attractive lounge, presented in neutral tones and carpet, complemented by decorative coving and log burning stove upon a tiled heath with wooden surround. The open plan dining kitchen offers flexible living, benefiting from a pleasant garden aspect and access to the cellar. The kitchen is fitted with traditional white wooden wall and base units, wooden effect worktops and tiled splash backs. Integrated appliances include a double oven, 4 ring gas hob and extractor with space and plumbing for further freestanding appliances. The first floor comprises of 2 bedrooms, the front facing double housing a walk-in closet, both presented in modern tones, neutral carpets and stripped wooden doors. The partially tiled bathroom is equipped with 3-piece white suite including overhead shower and vanity unit. Stairs rise to create a third double bedroom, featuring rear facing Velux window allowing a stream of natural light and ample storage to the eaves. Externally is a raised forecourt laid with great slate creating a great first impression. Accessed through a communal passageway is a renovated rear garden, raised, finished with artificial grass, enclosed by fencing and enhanced with mature attractive planting, plus separate brick-built outhouse. A popular road in the sought-after and fashionable Sharrow Vale, close to a variety of independent shops, cafes, pubs and restaurants, local schools, recreational facilities, public transport and access to the city centre, train station, hospitals, universities, and the Peak District. Freehold Council Tax Band B



- Elevated Mid Terraced House
- Located in Sought After Sharrow Vale
- 3 Stylishly Presented Bedrooms
- Attractive Lounge with Log Burning Stove
- Modern Bathroom
- Arranged Over 3 Levels
- Great Transport Links & Local Amenities
- Landscaped Rear Garden with Outhouse
- Freehold
- Council Tax Band B. EPC Rating D



# 11 WAYLAND ROAD

APPROXIMATE GROSS INTERNAL AREA = 78.8 SQ M / 849 SQ FT

CELLAR = 11.2 SQ M / 120 SQ FT

TOTAL= 90 SQ M / 969 SQ FT

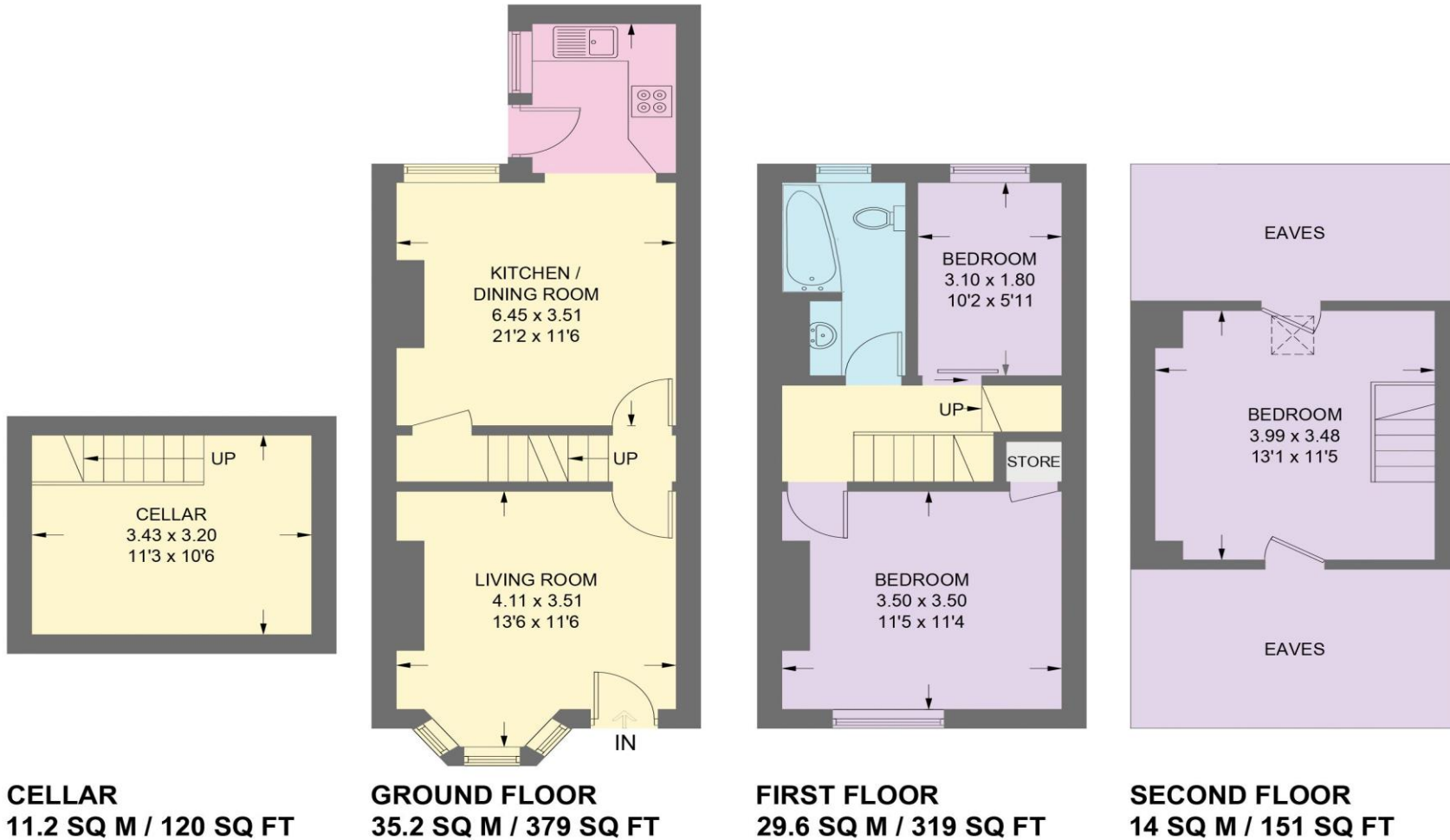


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.