





## 5 Newington Road

Endcliffe • Sheffield • S11 8RZ

Offers in the Region of £395,000

A superb generously proportioned 3 bedroom end terrace house in Endcliffe. The property has 3 bathrooms, cellar, uPVC double glazing, gas central heating with combination boiler and a fabulous generous studio bedroom to the second floor. The accommodation comprises: Entrance Hallway. Living room with bay window. Open plan dining kitchen with a range of white shaker style units complemented by contrasting worktops, hob, oven, extractor, integrated fridge and freezer, laminate flooring extends into the dining area which has access to the cellar. From the entrance hallway a staircase rises to the first floor landing. Bedroom 1 with two front facing windows creating a light and airy feel. En-suite shower room having a white suite, part tiled, chrome ladder radiator and extractor. Bedroom 2. Bathroom in white with vanity unit, chrome ladder radiator, extractor and part tiled. Further staircase to studio bedroom 3 with a dormer window and en-suite shower room in white, part tiled, chrome ladder radiator and extractor. Front forecourt and enclosed rear garden with flagged patio, pebbled area, and garden store. Newington Road is an extremely popular road well placed for local shops and amenities on Ecclesall Road and Sharrow Vale, including a variety of cafes, restaurants and bars, along with highly regarded local schools, Endcliffe Park and the Botanical Gardens, recreational facilities and access to the city centre, hospitals, universities and the Peak District.



- 3 Bedroom End Terrace
- 3 Bathrooms
- Built-In Kitchen Appliances
- Superb Studio Bedroom To Second Floor
- Cellar

- uPVC Double Glazing
- Gas Central Heating With Combination Boiler
- Excellent Amenities & Transport Links
- Council Tax Band C & EPC Rating C
- In The Process of Purchasing The Freehold

# 5 NEWINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 134.1 SQ M / 1443 SQ FT

CELLAR = 18.2 SQ M / 196 SQ FT

TOTAL = 152.3 SQ M / 1639 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.