



Permit
holders
only
Mon-Sat
8 am - 6:30 pm





31 Sharrow Street

Sharrow • Sheffield • S11 8BY

Guide Price £190,000 - £200,000

Larger sized 3-bedroom mid terraced property arranged over 3 levels in Sharrow, S11. Offering excellent transport links to the city centre, hospitals and universities. Neutrally presented throughout featuring modern kitchen and bathroom, enclosed rear courtyard, combination gas central heating and double glazing. The ground floor comprises a bay fronted generously proportioned lounge and open plan dining kitchen, creating a flexible living space with cellar access. An offshoot modern kitchen is fitted with matte grey matching units, brick shaped tiled splashbacks, wood effect worktops, integrated oven and gas hob. The first floor comprises a spacious double and second smaller bedroom both styled in a neutral palette with carpet. The bathroom is equipped with modern 3-piece white suite, partially tiled with overhead shower. Stairs rise to provide a good-sized bedroom/flexible living space on the second floor complemented by Velux windows and storage within the eaves. Externally is an enclosed forecourt and low maintenance rear courtyard. Sharrow Street is well-placed for an array of local shops, cafes and restaurants on London Road, local schools and access to the city centre, hospitals, universities and the train station





- Larger Sized Mid Terraced Property
- Located In Sharrow, S11
- 3 Bedrooms
- Modern Bathroom
- Spacious Open Plan Dining Kitchen

- Excellent Transport Links & Local Amenities
- Combination Boiler & Double Glazing
- Low Maintenance Courtyard
- Freehold
- Council Tax Band A, EPC TBC

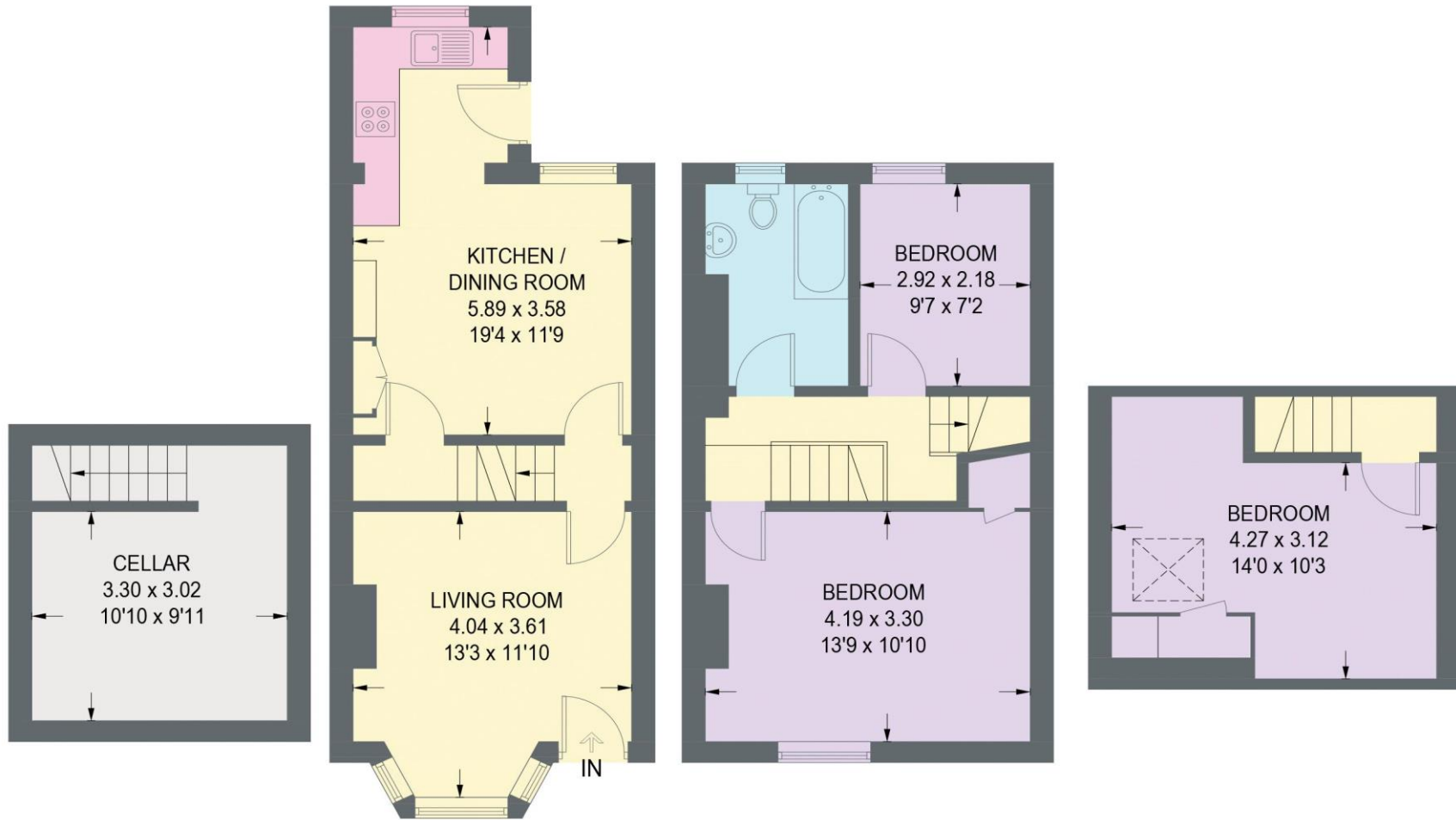


31 SHARROW STREET

APPROXIMATE GROSS INTERNAL AREA = 85.4 SQ M / 919 SQ FT

CELLAR = 13.0 SQ M / 140 SQ FT

TOTAL = 98.4 SQ M / 1059 SQ FT



CELLAR
13.0 SQ M / 140 SQ FT

GROUND FLOOR
34.8 SQ M / 374 SQ FT

FIRST FLOOR
33.6 SQ M / 362 SQ FT

SECOND FLOOR
17.0 SQ M / 183 SQ FT

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



haus

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