







## 16 Storth Avenue

Sheffield • South Yorkshire • S10 3HL

An extended 3 bedroom semi detached property, located at the head of this popular cul de sac. Stylishly presented throughout and benefitting from an occasional attic room and a superb south facing family garden to the rear. On the ground floor a front facing door opens into the reception hallway which has an excellent range of fitted storage and could be used as a work from home space. The bay windowed living room has a wood burning stove and fitted cupboard/display shelving space to the chimney breast recesses. The extended open plan family kitchen is a real heart of the home and has a range of stylish wall and base units, integrated appliances include an electric stainless steel oven, 4 ring electric hob, dishwasher, space for a fridge/freezer. Ample space for a family dining table, a versatile family room completes the space. There is a separate utility room with space and plumbing for both a washing machine and tumble dryer. From the hallway steps lead down to a useful cellar providing storage. On the 1st floor are three double bedrooms, the larger two having useful wardrobe space, and the smaller bedroom have a loft ladder leading to the attic space which is carpeted has velux windows, light and power. The bathroom is attractively fitted with a bath and shower over, w.c, wash hand basin and stylish brick effect tiling. Outside to the front a driveway provides off road car parking space, to the rear is a lovely, enclosed family garden, south facing with a patio, and a large lawn beyond. There is a garden office which has an electricity supply and makes an ideal work from home space, it is included in the sale.





- Extended 3 Bedroom Semi Detached
- Head Of The Cul De Sac
- Superb Open Plan Family Kitchen
- Large South Facing Garden
- Garden Room With Light And Power

- Very Popular Location And Schools
- Off Road Parking
- Gas Central Heating & UPVC Double Glazing
- Leasehold
- EPC - tbc





# 16 STORTH AVENUE

APPROXIMATE GROSS INTERNAL AREA = 140.5 SQ M / 1512 SQ FT

CELLAR = 6.6 SQ M / 71 SQ FT

GARDEN OFFICE = 9.5 SQ M / 102 SQ FT

TOTAL = 156.6 SQ M / 1685 SQ FT

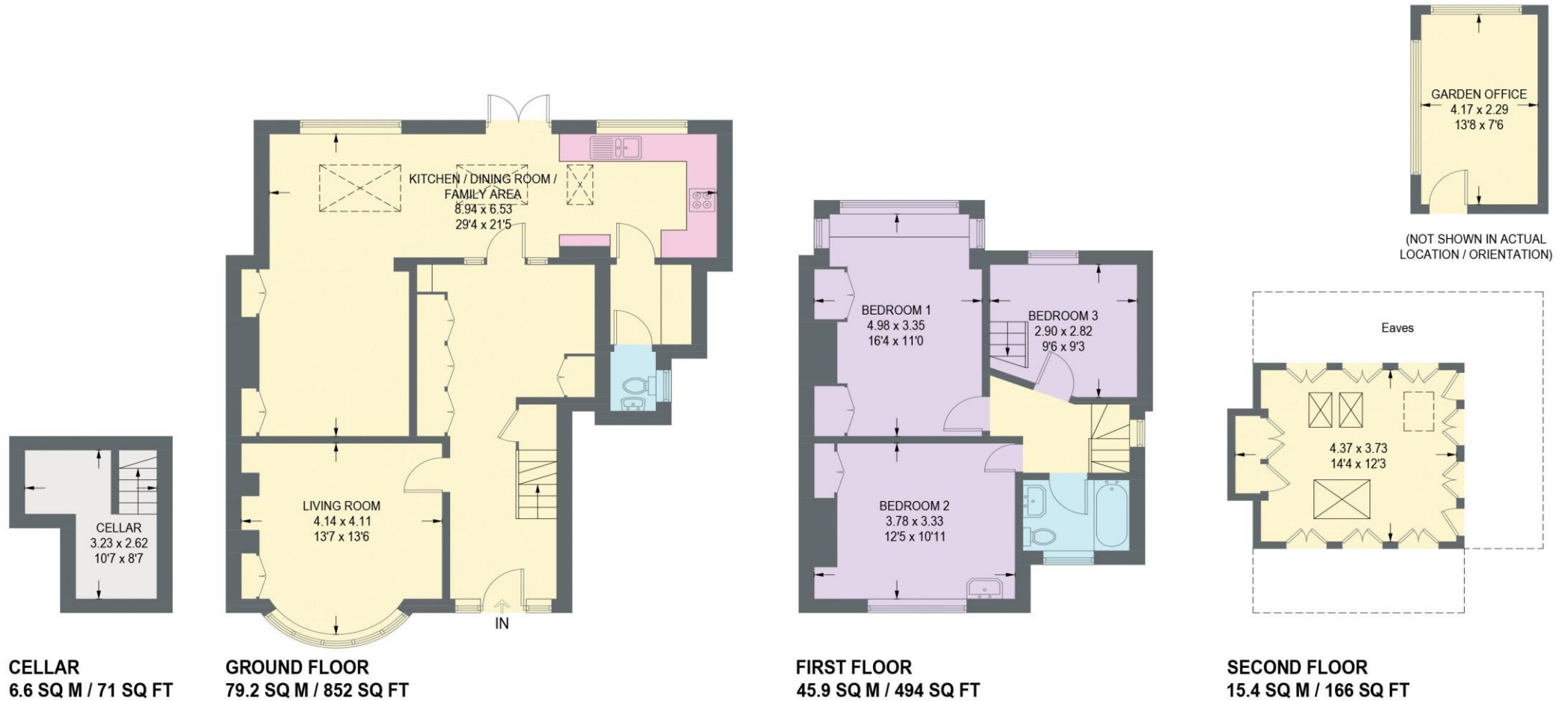


Illustration for identification purposes only, measurements are approximate, not to scale.



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