

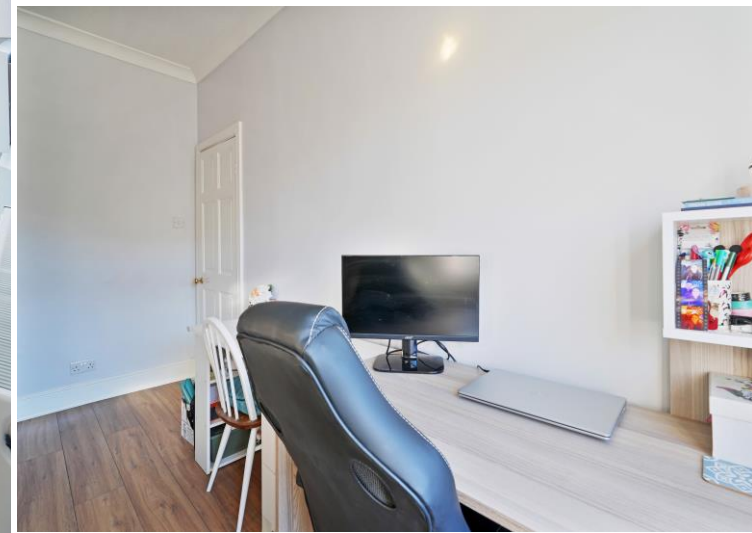
23 Carlby Road

Stannington • Sheffield • S6 5HP

Guide Price £160,000 - £170,000

A superb 2-bedroom brick built terrace house within a short walk of Rivelin Valley, S6. Stylishly presented throughout with modern kitchen and bathroom, uPVC double glazing, with several newly installed windows, gas central heating with combination boiler and landscaped rear garden. Freehold. The spacious dining kitchen is fitted with a range of white high gloss units complemented by oak effect worktops and tiled splash backs, extractor included and laminate flooring. Cellar head offers storage and trap door to the cellar. A cosy lounge is presented in bold modern tones, complemented by feature fireplace housing an electric stove, complete with decorative coving. The first floor comprises two good sized bedrooms, the master bedroom is front facing featuring a walk-in closet. The bathroom is equipped with a modern 3-piece white suite and overhead shower. Accessed through a communal passageway is a lovely, landscaped rear garden with circular flagged patio, block paving, partial lawn, enclosed by fencing, with brick-built W.C, exterior lighting and cold water tap. Carlby Road is a popular road with easy access to the beautiful Rivelin and Loxley valleys with walks and cycle routes to Bradfield and Damflask reservoir, ideally placed for local shops and amenities, in Hillsborough and Stannington. Providing excellent transport links including the Super Tram with free park and ride.



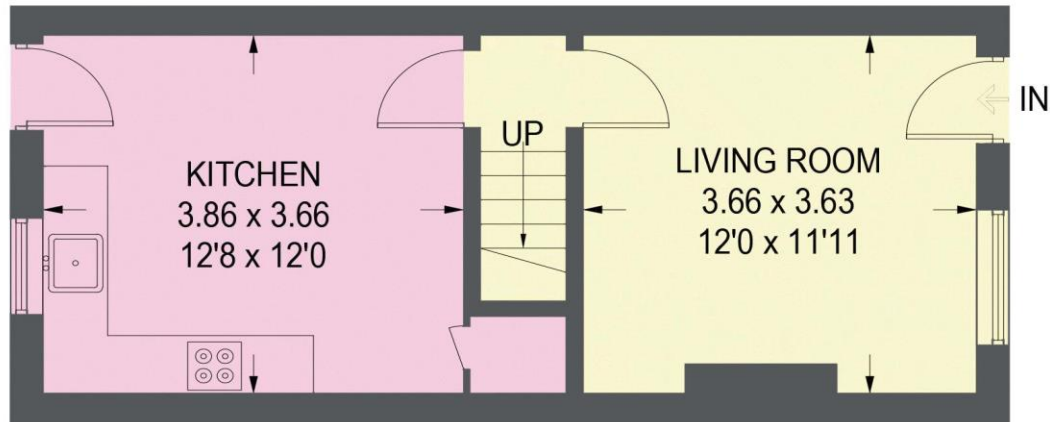


- 2 Bedroom Terrace House
- Located in Stanington, S6
- Walking Distance of Rivelin Valley
- Modern Fitted Kitchen & Cellar
- Cosy Lounge & Feature Fireplace
- Excellent Transport Links & Local Amenities
- Combination Boiler & Double Glazing
- Attractive Landscaped Garden
- Freehold
- Council Tax Band A, EPC TBC

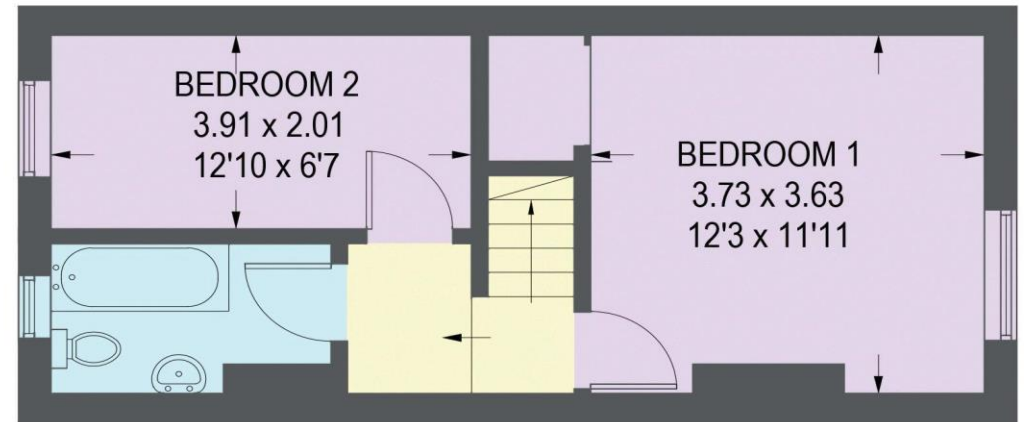


23 CARLBY ROAD

APPROXIMATE GROSS INTERNAL AREA = 64.3 SQ M / 692 SQ FT



GROUND FLOOR = 32.3 SQ M / 348 SQ FT



FIRST FLOOR = 32 SQ M / 344 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.



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