







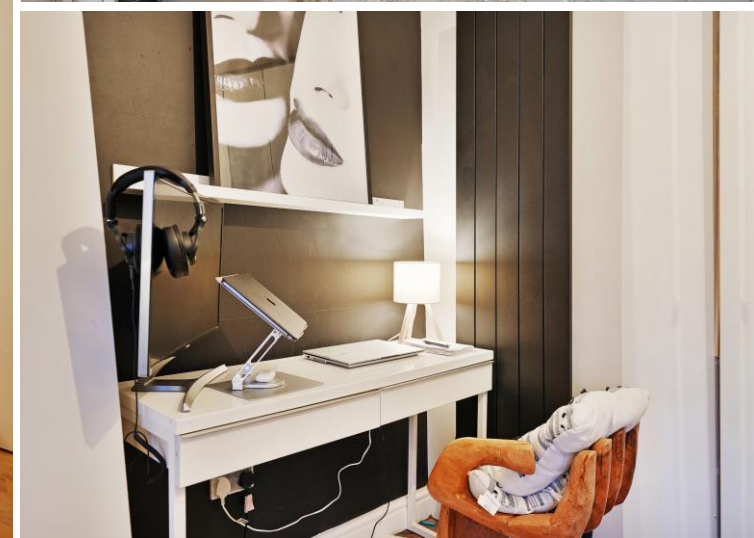
18 St Aidans Road

Sheffield • South Yorkshire • S2 2NG

Guide Price £180,000 - £190,000

Deceptively spacious 2 double bedroom 4 story 19th century townhouse occupying an enviable corner location offering fabulous far-reaching views. Within a short stroll of Norfolk Heritage Park this property offers generously proportioned accommodation styled with modern interior and enclosed south facing garden. Offered with no onward chain. The property enters through a composite door into a dual aspect spacious lounge offering superb city views and complemented by feature fireplace, presented in neutral tones. Stairs descend to the dining kitchen on the lower level fitted with a range of modern grey and navy shaker style units, topped with solid oak worktops, Belfast sink and integrated appliances. There is ample space for a family dining table. The first floor features a light and airy double bedroom, housing the combination boiler, complete with 2 front facing windows and column radiator. The family bathroom is equipped with modern white suite, rainfall shower and finished with stylish tiling. Stairs rise to the top level taking full advantage of the views, creating a further double bedroom with dressing area. Externally a gate and established hedging create privacy for an enclosed garden, providing a private out door space to relax. St. Aidans Road is a very popular road close to Norfolk Heritage Park, ideally placed for local shops and amenities, providing easy transport links to the city centre, universities, hospitals.





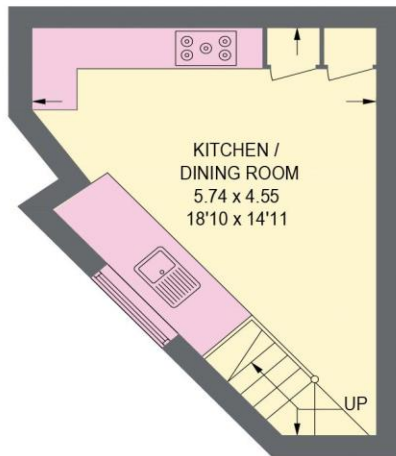
- Spacious 4 Storey Townhouse
- 2 Double Bedrooms
- City Skyline Views
- Short Stroll from Norfolk Heritage Park
- Modern Kitchen with Integrated Appliances
- Light & Airy Accommodation
- Excellent Links To the City Centre
- Gas Central Heating & Double Glazing
- Freehold
- Council Tax Band A, EPC Rating D



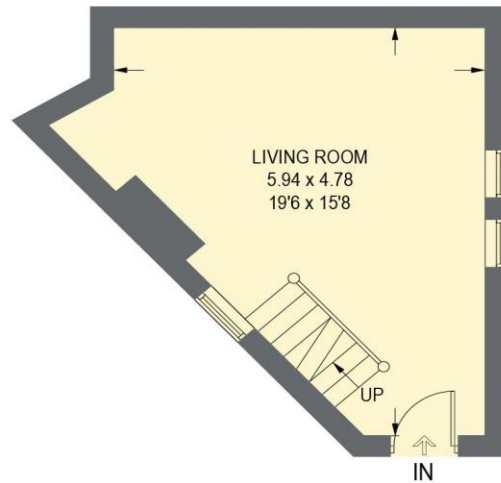


18 ST. AIDANS ROAD

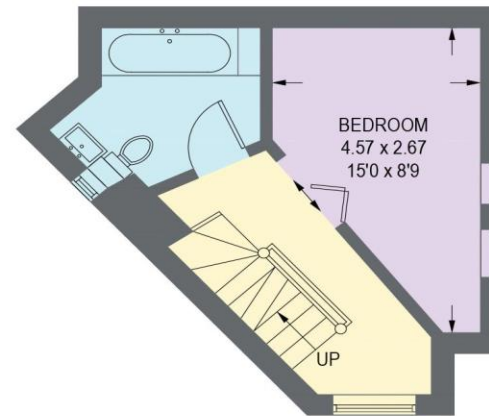
APPROXIMATE GROSS INTERNAL AREA = 84.5 SQ M / 909 SQ FT



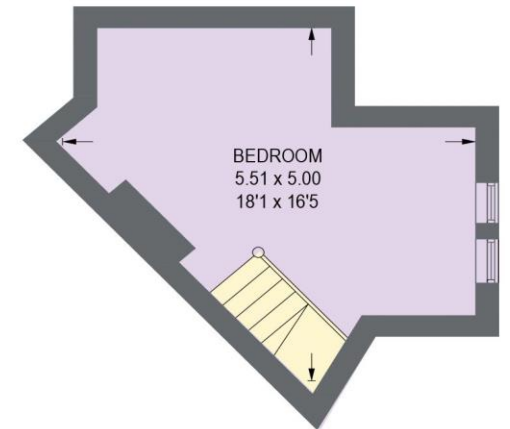
LOWER GROUND FLOOR
20.6 SQ M / 222 SQ FT



GROUND FLOOR
24.0 SQ M / 258 SQ FT



FIRST FLOOR
22.2 SQ M / 239 SQ FT



SECOND FLOOR
17.7 SQ M / 190 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868