







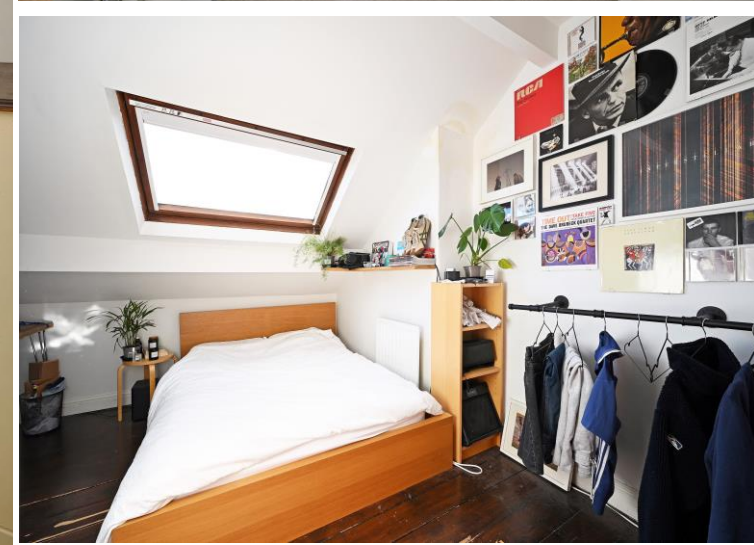
44 Stainton Road

Sheffield • South Yorkshire • S11 7AX

Guide Price £420,000 - £440,000

The property opens through a communal passageway and composite door side entrance. The attractive front facing lounge features solid oak wooden flooring, wooden double glazed sash window and tiled hearth housing a multi fuel stove. The dining room has a continuation of the flooring providing access to the cellar and is complemented by a tiled hearth with gas log effect stove and wooden mantel. A breakfast bar separates the kitchen which is effectively extended to the rear providing patio door access to the garden. The stunning bespoke kitchen hosts a range of wooden wall and base units with contrasting black granite worktops and space with plumbing for appliances. Stairs rise to the first-floor landing. Front facing master bedroom is generously sized, featuring varnished floorboards and walk in closet. Bedroom 2 is rear facing with views of Endcliffe Park. The family bathroom hosts a modern 3-piece white suite, bath with overhead rainfall shower and glass screen, vanity unit housing hand wash basin, WC and heated towel radiator, frosted wooden sash window and built-in storage cupboard. Stairs rise to the second floor, providing 2 further double bedrooms both featuring Velux windows, storage to the eaves complete with shower room. To the rear of the property is an attractive enclosed rear garden complemented by stone patio, mature hedging and rustic fencing. Stainton Road is ideally placed for shops and amenities, well-regarded schools, recreational facilities and access to the city centre, hospitals, universities and the Peak District.





- Larger Sized Terraced House in Endcliffe
- Walking Distance from Endcliffe Park
- 4 Light & Airy Bedrooms
- 2 Modern Bathrooms
- Attractive Lounge with Multi Fuel Stove

- Effectively Extended at Rear
- Bespoke Kitchen & Dining Area
- Enclosed Rear Garden
- Lease 800 years from 25/03/1903 / £12.40 pa
- Council Tax Band C / EPC Rating D





44 STAINTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 123.6 SQ M / 1329 SQ FT

CELLAR = 18.5 SQ M / 199 SQ FT

TOTAL = 142.1 SQ M / 1528 SQ FT



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



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