







77 Evelyn Road

Sheffield • South Yorkshire • S10 5FE

Asking Price £325,000

An attractive, 3 double bedroom, stone fronted mid terraced property. Offering spacious accommodation, which is very well presented and arranged over 3 floors, benefitting from a lovely light and airy kitchen extension, together with an enclosed south facing rear garden. On a very popular road and in an excellent location with easy access to the amenities of Crosspool, Crookes and Broomhill. Offered to the market with no onward chain and fully deserving an internal inspection. On the ground floor a door opens into the living room, which has stylish stripped floorboards and a multifuel stove provides a lovely focal feature of the room. The spacious family kitchen has ample space for a large dining table and seating areas and is well fitted with plenty of storage, an electric oven, gas hob, together with space for a washing machine, tumble dryer and dishwasher. French doors give direct, level access to the patio and garden beyond. On the 1st floor are 2 double bedrooms, the rear one having lovely open views, a modern bathroom in white, with shower over the bath and tiling to the wet areas. On the 1st floor landing a cupboard provides useful storage and houses the modern combination boiler. The 3rd double bedroom is on the 2nd floor and has contemporary, bespoke fitted storage to both eaves space, ensuite shower room and Velux windows again with lovely views to the rear. To the front is a low maintenance garden and to the rear an enclosed south facing garden, with patio providing sitting out and entertaining space and level lawn. Evelyn Road is a very popular road, within a short walk of sought after schools and is equally well placed for the amenities of Crosspool, Crookes and Broomhill, together with the universities and hospitals.





- Stone Fronted Mid Terrace
- 3 Double Bedrooms & 2 Bathrooms
- Fabulous Extended Dining Kitchen
- Cosy Lounge with Multifuel Stove
- Sought After Location in S10

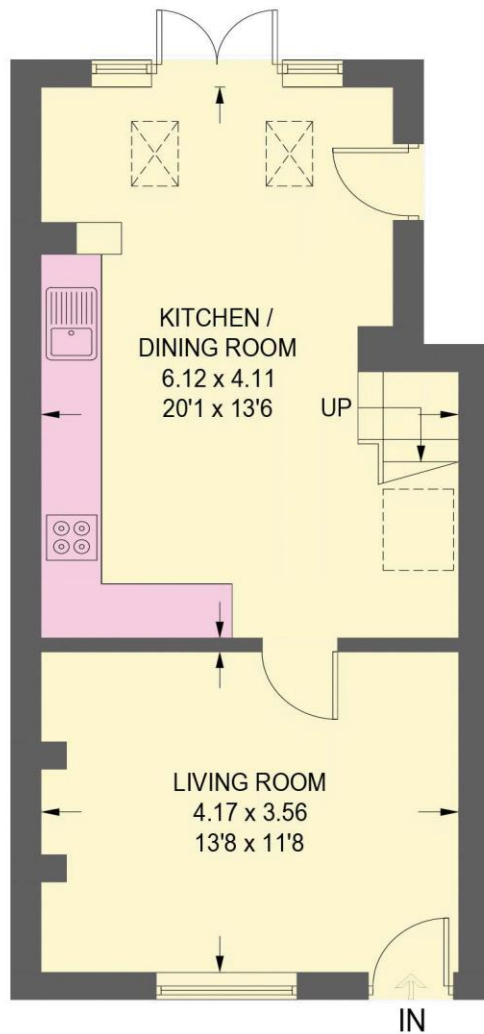
- Stylish Modern Interior
- Private Enclosed South Facing Garden
- Leashold TBC £9.50 TBC
- Combination Boiler & Double Glazed
- Council Tax Band A, EPC Rating D





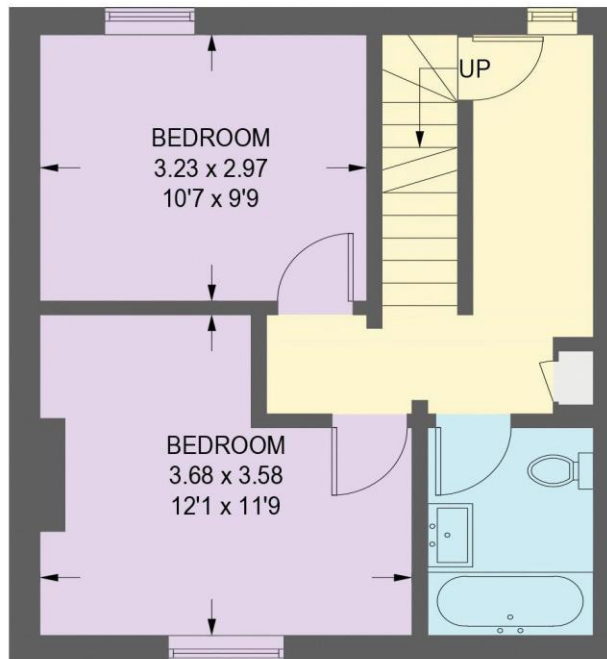
77 EVELYN ROAD

APPROXIMATE GROSS INTERNAL AREA = 109.6 SQ M / 1180 SQ FT

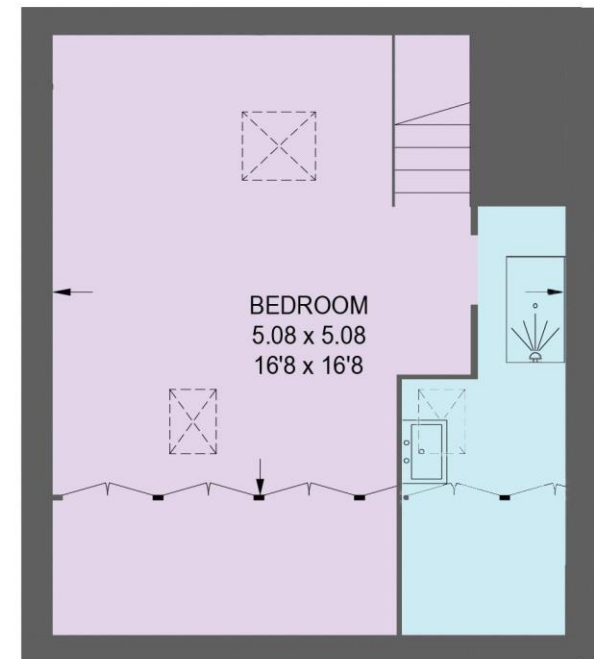


GROUND FLOOR
39.1 SQ M / 421 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0



FIRST FLOOR
36.6 SQ M / 394 SQ FT



SECOND FLOOR
33.9 SQ M / 365 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