





96 Bannerdale Road

Sheffield • South Yorkshire • S7 2DR

Asking Price £325,000

An extended 3 bedroom semi-detached house situated on a very popular road. Light and airy space on two floors with a kitchen extension, a larger driveway, lawned rear garden and a pleasant rear outlook of the allotments and woodland beyond. Benefits from gas central heating, double glazing, and a security alarm. Potential to extend further and convert the loft, subject to any necessary consents. On the ground floor, there is a reception hall with a useful under-stair closet and oak flooring, which flows into the through lounge and dining room. The latter is a light and airy room with popular decorative tones, a front bay window with coloured stained glazing to the upper panels, a focal coal effect gas fire and surround, and rear French doors onto a decked terrace and garden. The kitchen is extended at the side and rear to create an 'L' shaped kitchen with a range of modern fitted units, finished with splash-back tiling and a wood-effect floor. There are numerous windows and a glass door, again creating a light room. Included within the sale is an integrated double oven, a hob, extractor, and a built-in dishwasher. There is plumbing for a washing machine and space for a fridge freezer. A fitted kitchen unit houses the gas central heating boiler. On the first floor, there is a landing, two double bedrooms, a single bedroom, and a bathroom. The front double bedroom has a bay window and fitted furniture, the rear has neutral tones and views towards the allotments. The third single bedroom is a front room with feature wallpaper and an Oriel bay window. The bathroom has a modern, white suite with a shower over the bath, with a shower screen, a wash basin, WC, and stylish splash-back tiling. There are dual aspect windows, a fitted airing cupboard with the hot water cylinder and a ceiling hatch, with a ladder providing access to the loft. There is scope for a conversion, subject to consents. Outside, there is a front garden and a larger size driveway for numerous vehicles. There is side access with a gate into an enclosed lawned rear garden with planted borders, surround fencing, a decked terrace, and a summer house, which is included within the sale. Bannerdale Road is a very popular road, well-placed for local shops and amenities, schools, recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District.



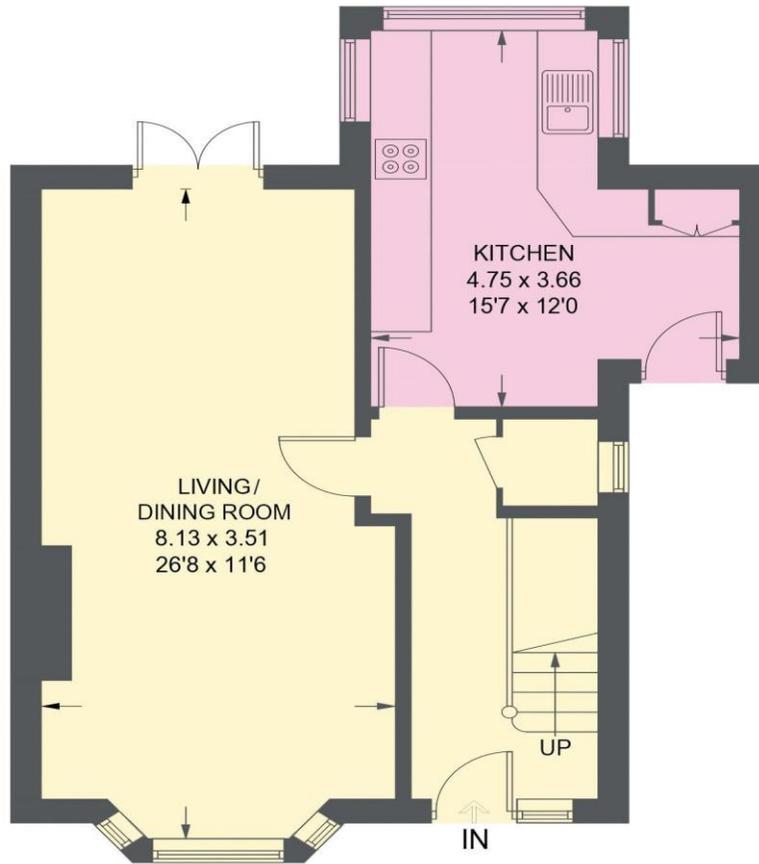
- Extended Semi-Detached House
- 3 Bedrooms
- Light & Airy Interior on 2 Floors
- Extended Kitchen
- Modern Kitchen & Bathroom

- GCH, Double Glazing & Alarm
- Attractive Views at the Rear
- Larger Size Drive for Numerous Vehicles
- Lovely, Enclosed Lawned Garden
- Council tax band C, Leasehold long lease £4.60 pa

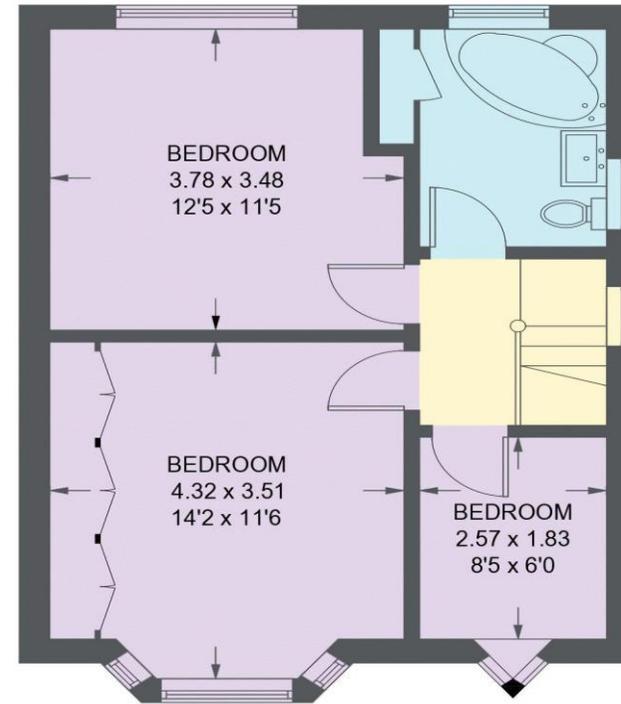


96 BANNERDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 94.4 SQ M / 1016 SQ FT



GROUND FLOOR = 51.2 SQ M / 551 SQ FT



FIRST FLOOR = 43.2 SQ M / 465 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.