





25 Wayland Road

Sharrow Vale • Sheffield • S11 8YD

Guide Price at £240,000 to £250,000

A fabulous 3 bedroom terrace house which has been refurbished to an extremely high standard and is situated in one of Sheffield's most sought-after locations. Accommodation on three levels with a contemporary, light and airy feel. The property has been re-wired, re-plumbed with gas central heating run off a new combination boiler, new uPVC double glazing to the rear to match the existing double glazed windows at the front, taken back to the brick and re-plastered, decorated with modern tones, complimented by a beautiful new fitted kitchen, a new bathroom suite, new internal doors and fittings, along with new carpets and floor coverings. The quality of the finish will appeal to those that wish to simply move into a property and bring their furniture – a must see! On the ground floor, there is a bay window lounge, which makes an immediate positive impression. The bay is elevated to provide more privacy. The dining room has been converted into a dining kitchen with an excellent range of white gloss fronted units, finished with solid oak work-surfaces and stylish brick shaped splash-back tiling. Included within the sale is an integrated stainless-steel oven, hob and extractor. The decor and oak effect flooring continues from the lounge, enabling the theme to flow. The kitchen is finished with ceiling down-lighters and a rear window with a garden outlook. The off-shot has been re-designed to incorporate a utility room/entrance lobby with plumbing for a washing machine. A fitted wall unit houses the gas central heating boiler. An internal door leads into the cloakroom with a new modern WC and wash basin, handy when entertaining and using the garden. A door off the kitchen leads down to the storage cellar. On the first floor, there are two bedrooms, the front being a double room with a clothes closet and surrounding city views, the rear being a single room with a south facing aspect. Both rooms have new fitted carpets. The bathroom is stunning, having a new white suite with a shower above the bath, a white gloss fitted vanity unit with a bowl wash basin, WC, stylish wall tiling and a period style floor finish. The attic bedroom is a spacious master room with a rear Velux window, access hatches into the roof voids and a newly fitted carpet. Outside, is a forecourt with a slate finish, a shared passageway for access to the rear, where there is a south facing re-turfed garden with a brick outhouse for storage. Wayland Road is well-placed for what is one of Sheffield's coolest areas, well-placed for an array of shops, cafes, bars and restaurants with an independent feel. There are also reputable local schools, parks, recreational facilities and access links to the city centre, hospitals, universities, train station and the Peak District. No chain.



- 3 Bedroom Terrace House in Sharrow Vale

- Refurbished to High Standard

- New Central Heating System

- New Electrics throughout

- New Modern Fitted Kitchen

- Downstairs Toilet

- Stylish New Bathroom Suite

- New Carpets & Floor Coverings

- New Double Glazing

- Lawned Rear Garden



25 WAYLAND ROAD

APPROXIMATE GROSS INTERNAL AREA = 80.9 SQ M / 871 SQ FT

CELLAR = 13.7 SQ M / 147 SQ FT

TOTAL = 94.6 SQ M / 1018 SQ FT

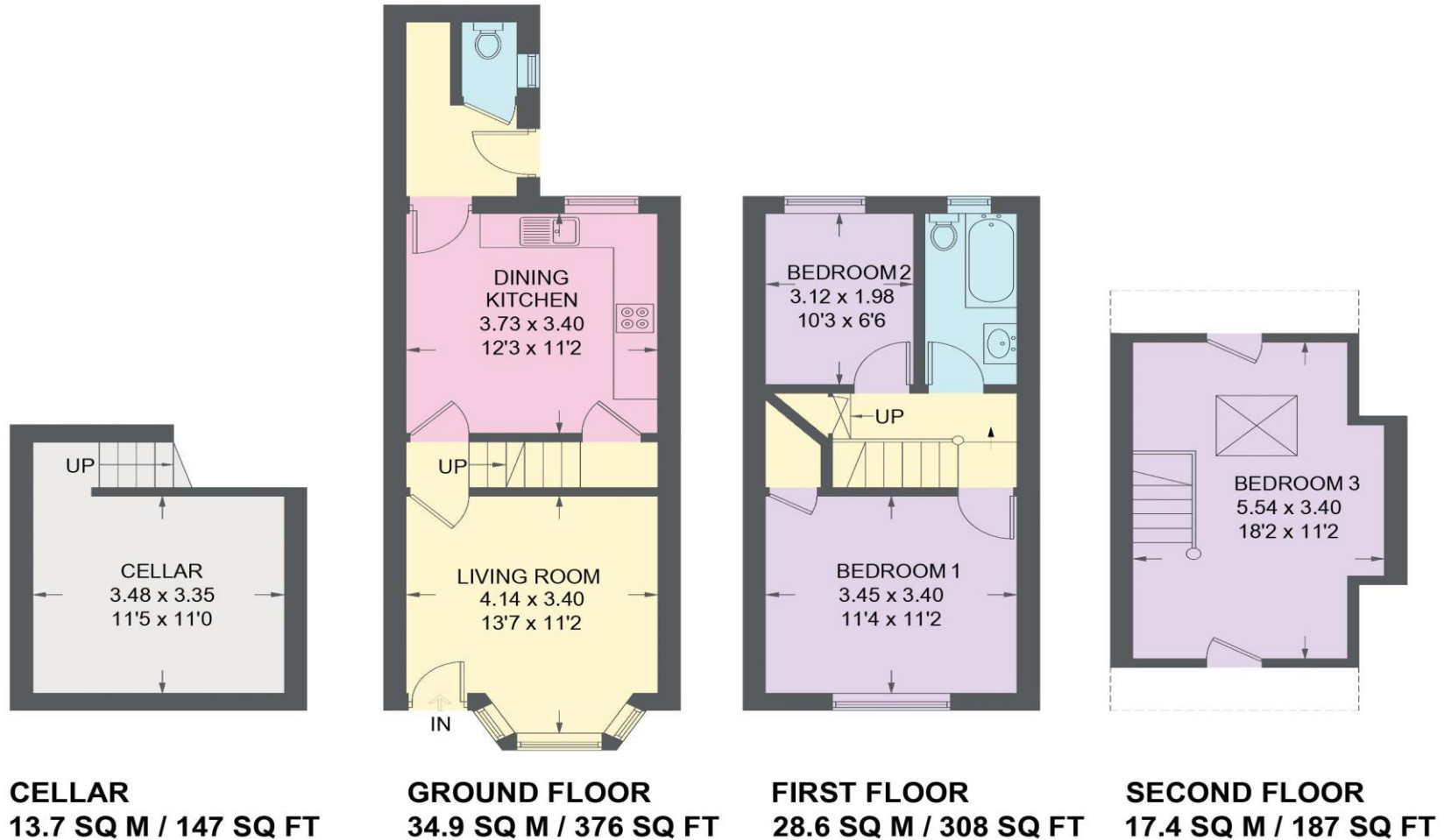


Illustration for identification purposes only, measurements are approximate, not to scale.

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.