





15 Carrington Road

Sheffield • South Yorkshire • S11 7AS

Guide Price £200,000 - £225,000

Larger than average, this three-bedroom bay-windowed terrace offers superb potential for general improvement and modernisation. Situated in a highly sought-after residential location close to Endcliffe Park and Ecclesall Road, the property provides generous accommodation arranged over three floors, with an enclosed rear garden. The Ground Floor features two well-proportioned and versatile reception rooms, the front with a bay window, and the rear enjoying a pleasant garden outlook. There is also access to the cellar. The kitchen is fitted with a range of matching units, an integrated oven, gas hob, and plumbing for further freestanding appliances, along with a rear door providing access to the garden. The First Floor offers a front-facing double bedroom, a smaller rear bedroom, and a partially tiled shower room. The Second Floor provides a spacious double bedroom or flexible living space, with a rear-facing dormer window. Externally, the property has a forecourt providing privacy from the road, and to the rear, an enclosed garden with a covered patio area. Located in a highly sought-after area, this home will appeal to a variety of buyers, ideally positioned for Ecclesall Road, local parks, highly regarded schools, and convenient access to the city centre, train station, hospitals, universities, and the Peak District. Available with no onward chain, offering an exciting opportunity to create a fantastic home in one of Sheffield's most desirable locations.



- Larger Than Average Bay Windowed Terrace
- 3 Bedrooms & Shower Room
- Arranged Over 3 Levels
- 2 Reception Rooms
- Offering Fabulous Potential
- Sought After Location in S11
- Short Walk of Ecclesall Road & Endcliffe Park
- Enclosed Rear Garden
- Lease 18 August 1899 for 800 years
- Council Tax Band B, EPC Rating TBC

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APPROXIMATE GROSS INTERNAL AREA = 113.4 SQ M / 1221 SQ FT

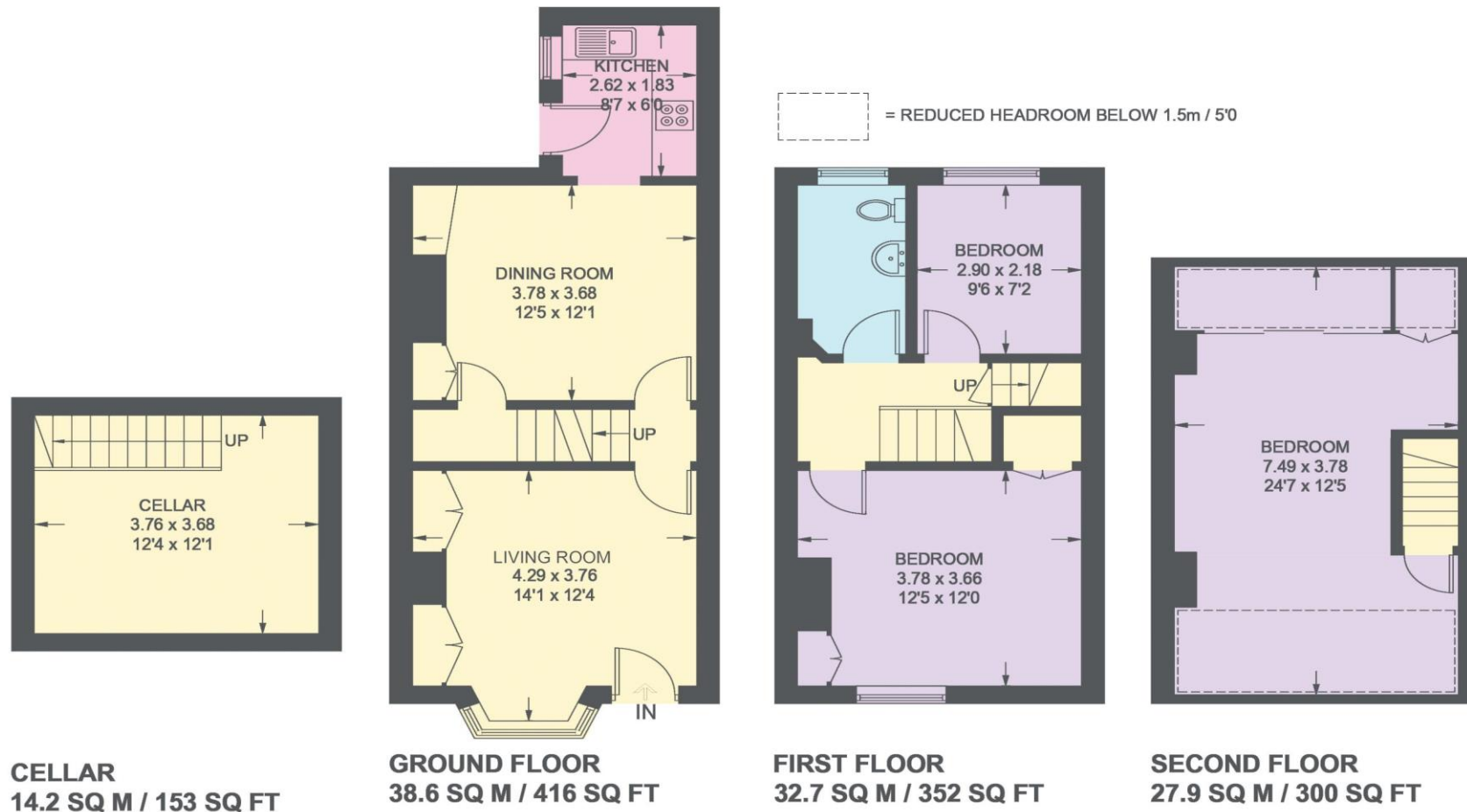


Illustration for identification purposes only, measurements are approximate, not to scale.

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.