



## 51 Bents Green Road, Bents Green, Sheffield, South Yorkshire, S11 7RA

Offers In The Region Of £395,000

- Semi Detached Home
- Large Corner Plot
- uPVC DG
- Off Road Parking
- Three Bedrooms
- Requiring Modernisation
- Close to Local Amenities
- Popular and Convenient Location
- Offering Scope For Further Development\*
- NO CHAIN

# 51 Bents Green Road, Sheffield, South Yorkshire, S11 7RA

Andersons are delighted to offer to the market this charming inter war semi-detached home. The property offers well proportioned accommodation throughout and is ideally suited to family buyers who require a flexible living accommodation. This fine home enjoys a good sized corner plot and ample off road parking. The property has been a well loved home for a number of years, but is now ready for a scheme of cosmetic upgrading and modernisation. Due to the generous corner plot the property could be extended to the side (subject to planning permission and relevant building regulations).



Council Tax Band: C



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Bents Green is one of Sheffield's most sought after residential suburbs. Just a short stroll to local shops, bakeries and schools and to the fashionable areas of Banner Cross, Sharrow Vale and Ecclesall Road which boast an array of independent cafes, bars, eateries, and a vibrant shopping scene. Getting into Sheffield City Centre is easily done, either by car or on public transport. The property also affords good access to the Universities and hospitals.

The area has always been a firm family favourite due to its highly regarded schooling for all age groups supported by some excellent sporting and recreation facilities. Being located so close to these vibrant areas doesn't mean that you need to miss out on nature or a place to relax, Porter Valley Park, Forge Dam and open countryside are all on your doorstep.

The accommodation briefly comprises; Porch, Entrance Hall, Living Room, Dining Room and Kitchen. First Floor Landing, Three Bedrooms, Separate W/C and Shower Room. Outside, there is a driveway and car port which provides car standing for multiple cars. There are a pleasant, good sized, lawned gardens to the front side and rear. To the rear sees a patio area and timber outbuildings.

## Accommodation

### Ground Floor

#### Entrance Porch

Having a uPVC double glazed windows and a uPVC entrance door.

#### Entrance Hall

Having a uPVC double glazed window, uPVC entrance door and a useful storage area under the stairs.

#### Living Room

12'9" x 12'2"

A well proportioned, light and bright room which benefits from a uPVC double glazed window, feature fire, picture rail and coving to the ceiling.

#### Dining Room

12'3" x 9'4"

With a front facing uPVC double glazed window, picture rail and coving to the ceiling.

#### Kitchen

9'10" x 9'3"

Fitted with range of units above and below roll top work surfaces which incorporates a single drainer stainless steel sink with mixer taps. There is space for a free standing cooker, washing machine and fridge freezer. There are also tiled splash backs, a rear facing uPVC double glazed window and a uPVC entrance door.

### First Floor

#### Landing

Having a side facing uPVC double glazed window and access is provided to the loft storage space.

#### Bedroom One

12'2" x 12'2"

With a front facing uPVC double glazed window and a built in wardrobe.

#### Bedroom Two

12'2" x 9'10"

Having a uPVC double glazed window which enjoys views onto the rear garden.

#### Bedroom Three

9'5" x 7'0"

Having a uPVC double glazed window which enjoys views onto the rear garden.

### Shower Room

6'7" x 4'11"

Being fitted with a two piece suite comprising of a shower cubicle with electric shower and a pedestal wash hand basin. There is a front facing uPVC double glazed window, tiled walls and heated towel rail.

### Separate WC

With a side facing uPVC double glazed window and low flush w/c

### Outside

The property stands in a good sized corner plot.

To the front of the property is a lawned garden with mature shrub beds and a driveway provides car standing space which in turn leads to a car port. There is an additional lawned area to the side of the property. To the rear sees a patio area, timber outbuildings and paved steps lead to a further lawned garden.

### General

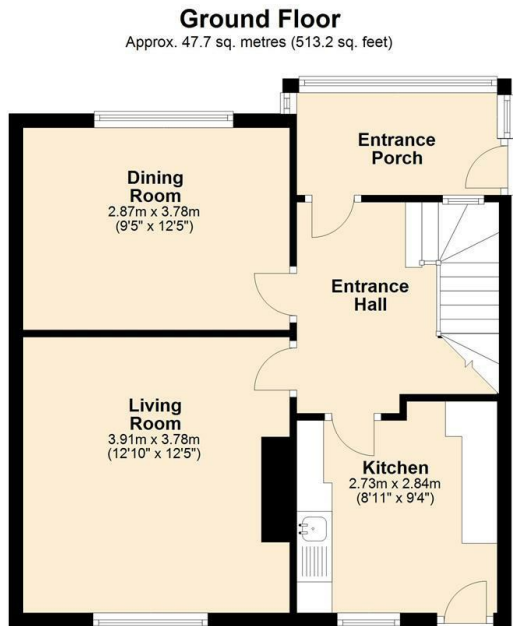
\*Offering Scope For Further Development - subject to the usual planning and building regulations.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. No tests have been carried out on any appliances, fires and boilers and any mention of these relates to their physical presence and not their working condition.

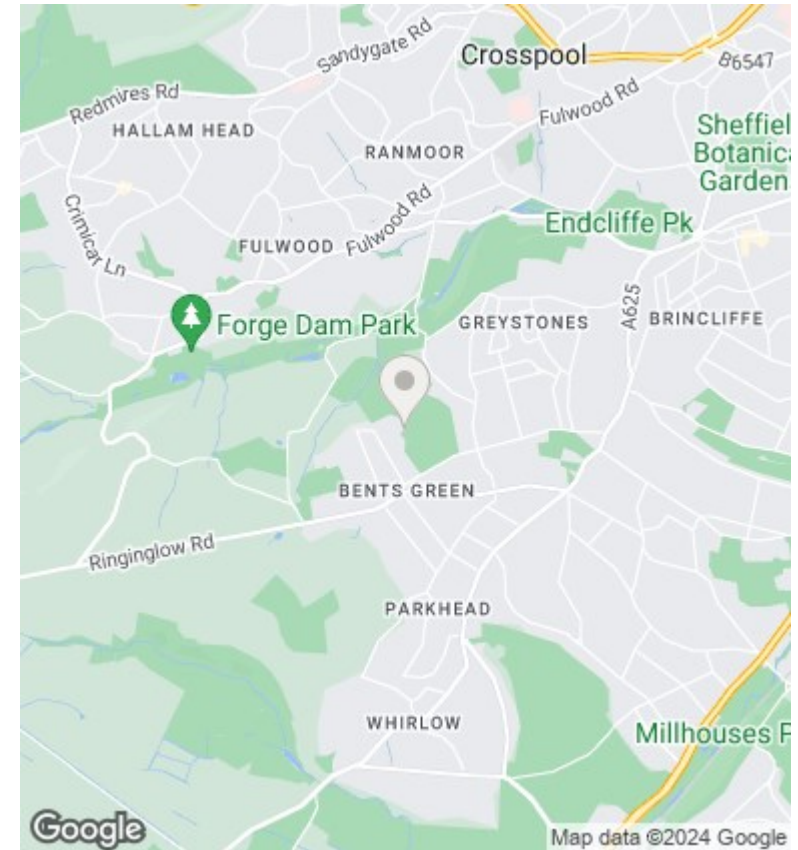
We are informed by the seller that the tenure of this property is Leasehold. Confirmation/verification of the details of the lease can be provided by request.







Total area: approx. 90.5 sq. metres (973.7 sq. feet)  
Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plan produced using PlanUp.



## Council Tax Band

C

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>15</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	