



100 High Storrs Road, High Storrs, Sheffield, South Yorkshire, S11 7LE

Offers In The Region Of £349,950

- Semi Detached Home
- Sought After Residential Suburb
- Gas Central Heating
- Close to Local Amenities
- Three Bedrooms
- Well Presented
- Enclosed Gardens
- NO CHAIN
- uPVC Double Glazing
- Off Road Parking

Andersons are delighted to offer to the open market this lovely 1930s semi-detached home. The property offers well presented accommodation throughout and is ideally suited to either first time buyers or young families. This fine home enjoys a good sized terraced rear garden with views over open countryside. The property has been a well-loved home for a number of years, benefiting from double glazing and gas fired central heating but is now getting ready for some cosmetic upgrading and modernisation.

The accommodation briefly comprises; Entrance Hallway, Living Room, Dining Room and Kitchen. First Floor Landing, Three Bedrooms and a Family Bathroom. There is a blocked paved driveway which provides car hard standing and a pleasant low maintenance garden to the front. To the rear sees a multi-level garden with lawned and paved seating areas and well stocked mature shrub beds.



Council Tax Band: C



High Storrs is one of Sheffield's most sought after residential suburbs. Just a short stroll 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, on public transport or even on foot as it's less than three miles away. 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, Bingham Park, Endcliffe Park and open countryside are all on your doorstep.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Having a front facing uPVC entrance door with complimentary glazed side panels. There is a picture rail, a central heating radiator and a useful storage cupboard below the staircase which leads to the first floor accommodation.

LIVING ROOM

15'10" x 9'11"

With dual aspect UPVC double glazed windows, picture rail, a central heating radiator and feature tiled fireplace.

DINING ROOM

13'0" (max) x 8'10"

Having a uPVC Bay window, picture rail and a central heating radiator.

KITCHEN

15'2" x 5'8"

Fitted with a comprehensive range of wood trimmed units above and below roll top work surfaces with tiled splash backs and incorporated within is a single bowl stainless steel sink with mixer taps. There is space for a slot in cooker, fridge freezer as well as space and plumbing for an automatic washing machine. There are two rear facing UPVC double glazed windows, a central heating radiator, uPVC door and the central heating boiler is housed here.

FIRST FLOOR

LANDING

With spindle balustrade and access to the loft storage space.

BEDROOM ONE

9'11" x 15'10"

With dual aspect uPVC double glazed windows, the rear of which looks onto woodland and to open countryside beyond, a central heating radiator and a built-in storage cupboard.

BEDROOM TWO

9'6" x 8'11"

Having a UPVC double glazed window with views, a central heating radiator and a picture rail.

BEDROOM THREE

9'2" x 5'11"

Having a front facing UPVC double glazed window.

BATHROOM

5'11" x 5'8"

Fitted with a three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low

flush w/c. There are tiled splash backs, a central heating radiator and a rear facing uPVC double glazed window.

OUTSIDE

There is a pleasant low maintenance garden to the front with a block paved driveway which provides car hard standing. A separate path leads to a secure gate at the side of the property which in turn leads to the rear garden. To the rear of the property sees a delightful garden set on a several levels, with paved seating areas, lawn and mature planted areas.

GENERAL

The sale of this property is subject to Probate. The application has been submitted and we anticipate the Grant of Probate to be returned within the time line of a 'normal' sale. However we cannot guarantee this so please take this into consideration if you wish to offer on this property.

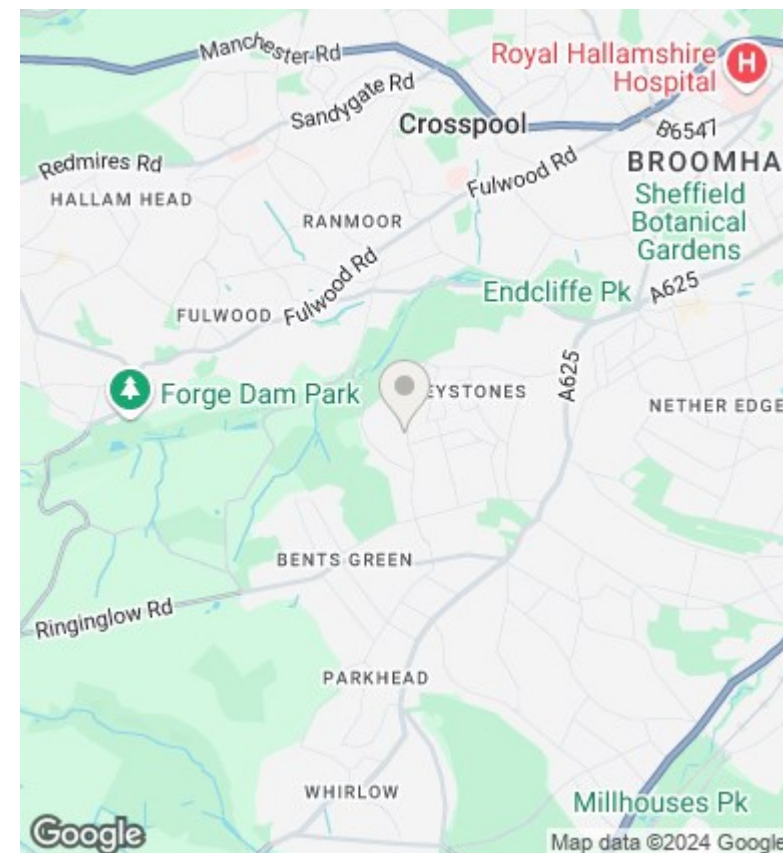
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised 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.







Total area: approx. 74.9 sq. metres (806.0 sq. feet)
Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.
Plan produced using PlanUp.



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Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		