



17 Cockshutt Road, Sheffield, S8 7DX



17 Cockshutt Road

Offers Around

£350,000

This outstanding three bedroomed 1930's semi detached house is enviably located within this sought after residential area which offers a comprehensive range of local amenities including excellent schooling and ease of access to sports clubs, supermarkets together with Graves and Millhouses parks.

Considerably refurbished during recent years this impressive home also benefits from a studio/home office that was installed in the summer off 2021 and is well insulated with underfloor heating (perfect for anyone working from home / teenagers/gym).

Offering gas fired central heating, solar panels to both the front and rear and uPVC double glazing which was largely replaced in 2023 along with a new composite front door, the spacious and light accommodation has had the stairs hall and landing areas re-plastered along with the two double bedrooms. Lovely reception hall, elegant sitting room with bay window, recessed electric fire and shelved alcoves. Superb dining kitchen which opens to the conservatory with understairs cupboard within which is house the gas fired combination boiler which was serviced in March 2024, excellent range of units, induction hob and AEG oven. First floor landing with majority boarded loft space and pull down ladder. Double bedroom one with bay window, double bedroom two with lovely aspect over the rear garden, third bedroom ideal as a nursery or dressing room, outstanding bathroom fitted in 2022 with a shower over the bath.

Broad block paved drive with forecourt, excellent car port and attractive south facing rear garden with block paved entertaining terrace, useful shed/store and home office/studio.



- Outstanding three bedroomed 1930's home
- Sought after residential area
- Comprehensive range of local amenities
- Superb studio/home office/gym
- Impressive new bathroom in 2022
- New solar panels fitted with storage batteries in the summer of 2021
- Many new uPVC double glazed windows and new front door
- EPC: D
- Tenure: Freehold
- Council tax Band: B





17 COCKSHUTT ROAD

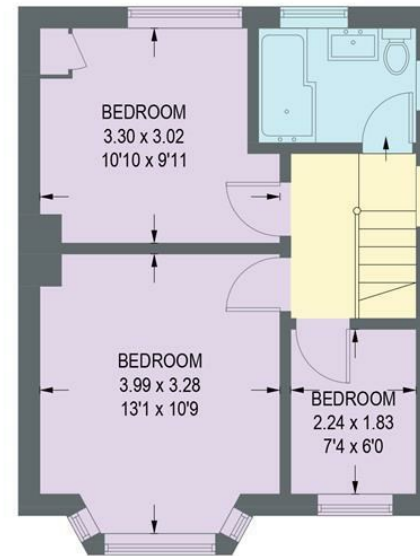
APPROXIMATE GROSS INTERNAL AREA = 80.3 SQ M / 864 SQ FT
GARDEN STUDIO = 12.8 SQ M / 138 SQ FT
TOTAL = 93.1 SQ M / 1002 SQ FT



GROUND FLOOR
45.1 SQ M / 485 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



FIRST FLOOR
35.2 SQ M / 379 SQ FT

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

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