



63 Annesley Road, Sheffield, S8 7SD

Saxton Mee



# 63 Annesley Road

Price Guide

## £200,000

Guide price £200,000 - £210,000

This exceptionally well presented two bedroomed mid town house offers deceptively proportioned accommodation and is favourably located with ease of access to a comprehensive range of local amenities including retail parks at Archer Road and St James Park along with nearby supermarkets and sports clubs and there being excellent local schooling.

This stylish property is ideal for the first time buyer or young family and benefits from recently fitted new windows and front door along with an Ideal gas fired combination boiler in December 2022. Entrance lobby, living room with period style ornamental fireplace and useful understairs store cupboard, excellent well equipped dining kitchen. First floor landing, large double bedroom, second bedroom and superb bathroom.

Outside the property has off road parking along with an EV charging point with the passageway providing access to the private enclosed level rear garden which comprises of a patio and is mainly lawned beyond.

- Stylishly presented throughout
- Considerably upgraded
- Excellent kitchen and superb bathroom
- Level private rear garden
- Off road parking and EV charger
- Excellent for the first time buyer or young family
- New gas fired combination boiler in 2022
- New front door
- EPC:
- Council Tax Band: B Tenure: Freehold







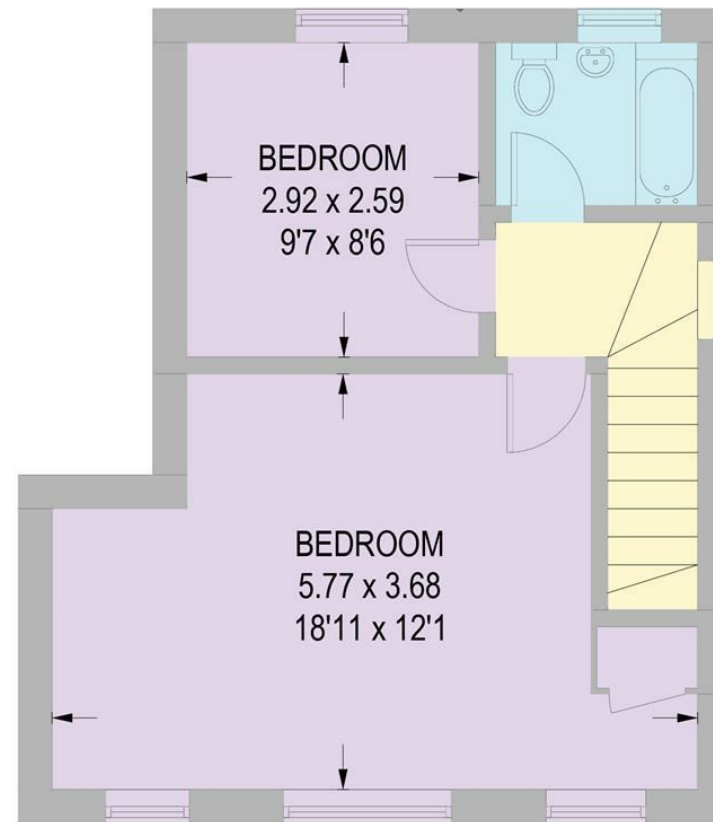


## 63 ANNESLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 63.7 SQ M / 685 SQ FT



**GROUND FLOOR**  
**30.5 SQ M / 328 SQ FT**



**FIRST FLOOR**  
**33.2 SQ M / 357 SQ FT**

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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