

## Marketing Preview



**19 Ellison Street, Sheffield, S3 7JG**

**£235,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



CHAIN FREE! Experience convenient urban living in this deceptively spacious 3 bedroom home. Just a walk away from the City Centre, Kelham Island, University, tram, hospital and parks.  
Offering a stylish kitchen, enclosed garden, two light reception rooms and ample storage.

## SUMMARY

A superb well-presented 3 bedroom house with delightful enclosed garden in the convenient and sought after location of lower Netherthorpe.

With the City centre, University, vibrant Kelham Island and relaxing parks a walk away from this cul-de-sac location, this really is a prime spot for urban living. Ideally located for major transport links including the Supertram and key roads to M1 motorway. The property is a short stroll to abundant amenities from shops to restaurants, entertainment venues to green spaces to meet all your daily living needs.

This house features ample living space, dining kitchen, private garden, 3 good sized bedrooms, generous storage, bathroom, downstairs WC. Ideal for a family, professionals, students or an investment.

All the rooms in this attractively presented house have large windows overlooking the garden, providing a wonderful amount of natural light.

## HALLWAY

Enter via uPVC door into the spacious and welcoming hallway with neutral decor and carpeted flooring. Ceiling light and radiator. Doors to the downstairs WC, storage cupboard, kitchen/diner and lounge.

## LOUNGE 16'1" x 10'11"

A bright and spacious reception room with neutral decor and carpeted flooring. Two ceiling lights, radiator and a floor to ceiling window to the front. Sliding patio doors to the rear.

## KITCHEN/DINER 9'6" x 18'2"

A stylish kitchen/diner with modern style wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and another base cupboard has been specifically placed to allow easy conversion into a space for a dishwasher. Two ceiling lights, radiator and two windows to the rear. Vinyl flooring and uPVC door to the rear.

## DOWNSTAIRS WC 3'9" x 4'6"

Comprising of a wash basin and close coupled WC. Ceiling light, obscure glass window and vinyl flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and over stairs storage cupboard. Doors to the three bedrooms, shower room and store room.

## BEDROOM ONE 12'7" x 9'10"

A large double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

## BEDROOM TWO 9'2" x 11'4"

A second good sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 9'1" x 7'5"

A third small double/good sized single bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

## SHOWER ROOM 6'2" x 6'6"

Comprising of a shower cubicle with an overhead electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and tile effect flooring.

## OUTSIDE

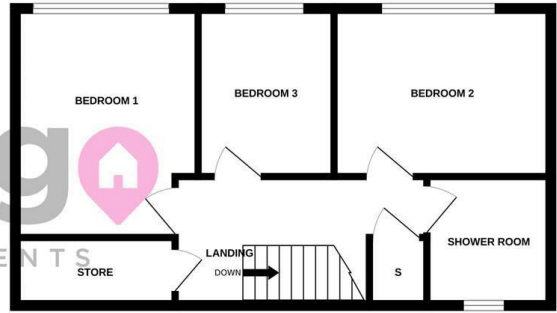
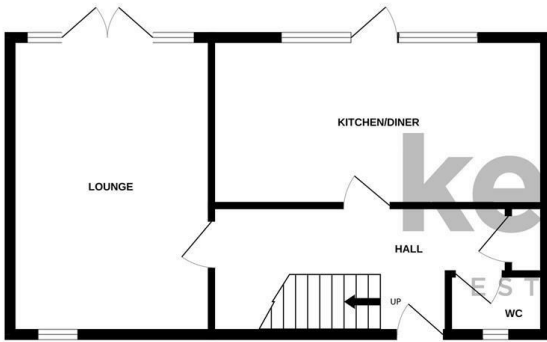
To the rear of the property is a enclosed garden with a patio area and astroturf area. Mature flowering camellia hedge, flower beds and brick built storage shed

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

