



## Alcester Road, Sheffield, S7 1GH

Three bedroom mid-terrace | Convenient location for the amenities of Abbeydale Road | Bay window lounge | Dining room with off-shot Kitchen

Popular residential Location | suitable for a range of buyers | Modern bathroom suite | EPC rating D

**Offers In Excess Of: £200,000**

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HERE TO GET *you* THERE



## Alcester Road, Sheffield, S7 1GH

Hunters are very pleased to bring to the market this well presented three bedroom mid terraced property located in the popular area of Nether Edge, Sheffield. Nether Edge is an increasingly cosmopolitan -uburb of South West Sheffield and is central for public transport and a wide array of amenities making it ideal for a range of a range of buyers.

The accommodation on offer comprises a bay fronted lounge, dining room and an off shot kitchen to the ground floor, to the first floor there are two bedrooms and a bathroom, a further bedroom is situated in the attic. externally there is a low maintenance garden.

### LOCATION

### DIRECTIONS

#### LOUNGE

3.63m (11' 11") X 4.34m (14' 3") (max)

With a front facing UPVC double glazed bay window, the lounge also has an external door, a feature gas fire, a central heating radiator and original picture rails and coving to the ceiling.



#### STAIRS

Having a central heating radiator and stairs leading to the first floor landing.

#### DINING ROOM

3.61m (11' 10") X 3.66m (12' 0")

Having a rear facing uPVC double glazed window, double central heating radiator, an original cupboard, fitted shelving, stripped wood flooring and access to the cellar head.



#### KITCHEN

1.88m (6' 2") X 2.92m (9' 7")

Has a rear facing uPVC double glazed window and an external door leading to the rear garden and comprises a range of wall and base units with an inset stainless steel sink unit with mixer tap, space for a washing machine, free standing gas oven and fridge freezer and a combi boiler.



#### LANDING

With stairs leading to the second floor.



#### BEDROOM ONE

3.66m (12' 0") X 3.63m (11' 11")

Positioned to the front of the property, the master bedroom has a uPVC double glazed window, a central heating radiator and useful under-stairs cupboard.



### **BEDROOM THREE**

*2.06m (6' 9") X 2.95m (9' 8")*

With a rear facing uPVC double glazed window and central heating radiator.



### **BATHROOM**

*1.42m (4' 8") (max) X 2.92m (9' 7")*

The bathroom is made up of a white suite comprising a bath with electric shower over, wash hand basin and W.C, there is also a uPVC double glazed window, a central heating radiator and cupboard.



### **BEDROOM TWO**

*2.77m (9' 1") X 4.19m (13' 9")*

Located on the second floor, the second double bedroom has a rear facing Velux window, a double central heating radiator and storage cupboard.

### **EXTERNAL**

To the front of the property there is a gated entrance with mature planting beds to the side. To the rear of the property, there is a low maintenance garden with an outhouse and can be accessed via Tavistock Road.



### **OPENING HOURS**

Monday – Friday 9am – 5.30pm

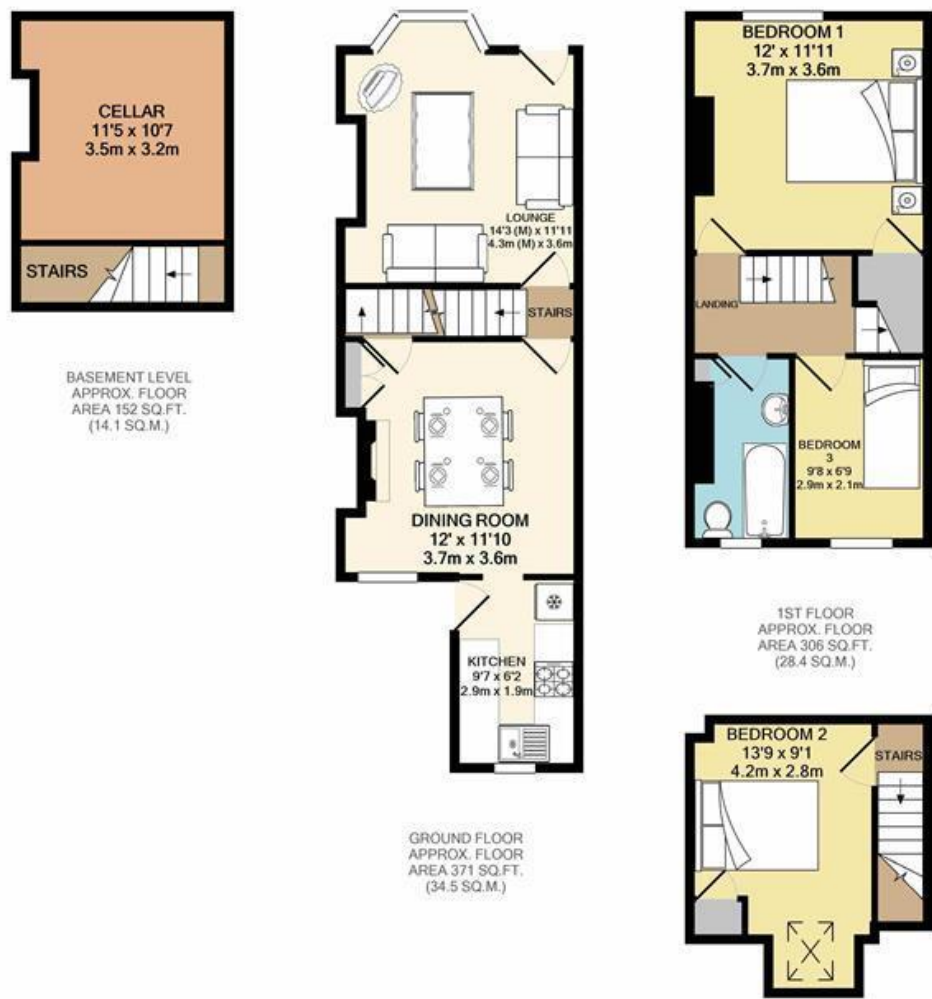
Saturday 9am – 2pm

Sunday CLOSED

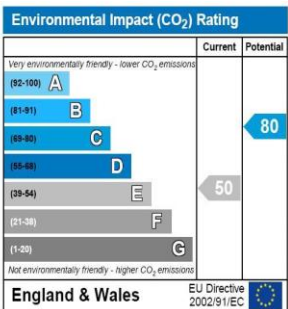
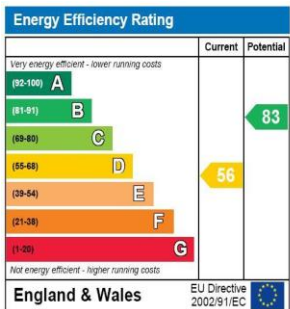
### **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Alcester Road, Sheffield, S7 1GH | £200,000



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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