



Machon Bank Road , Sheffield

Superb mid-terrace property | Popular location | Three double bedrooms | Impressive bathroom
Off shot kitchen | Ideal for Families or Professionals | Accessible to local amenities | Conservation Area

Asking Price: £250,000

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HERE TO GET *you* THERE

Machon Bank Road , Sheffield

Hunters are very pleased to bring to the market this superb three double bedroom mid-terrace house located in a conservation area within the sought after area of Nether Edge. Nether Edge is particularly popular with professionals and families due to its proximity to local amenities, well regarded local schools and regular public transport links. Ecclesall Road, Sharrowvale Road and Abbeydale Road are nearby and offers vibrant night life in the form of restaurants, bars and pubs and the city centre is approximately 10-15 minutes bus ride from the property.

The accommodation has been improved by the current owners and is well presented throughout. Comprising a generous lounge, dining room and off shot kitchen, three double bedrooms and impressive bathroom. To the rear is an enclosed paved garden. Early viewings are recommended.

LIVING ROOM

3.78m (12' 5") x 4.62m (15' 2")

A well proportioned principle reception room has a front facing secondary double glazed bay window, feature fireplace with gas living flame and granite hearth.



DINING ROOM

3.79m (12' 5") x 3.65m (12' 0")

With a rear facing uPVC double glazed window, laminate floor, central heating radiator, understairs storage and feature fireplace with tiled hearth.



OFF SHOT KITCHEN

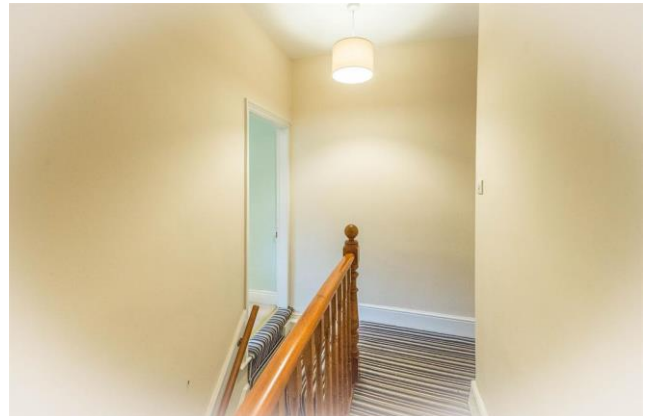
2.09m (6' 10") x 2.31m (7' 7")

Fitted in a range of matching wall and base units, complemented by a roll top work surface, incorporated into which is a stainless steel sink and drainer unit beneath a side facing uPVC double glazed window. Integrated appliances within the kitchen include a surface mounted four ring burner gas hob beneath a stainless steel extractor hood with integrated lighting and fan assisted oven. There is space and plumbing for further free standing appliances, tiled splash backs, central heating radiator and a partially glazed timber panel entrance door opening into the rear garden and door giving access to the cellar.



STAIRS TO FIRST FLOOR

The stairs rise to the first floor galleried landing with a further staircase rising to the second floor and doors opening to the following rooms.



BEDROOM ONE

4.31m (14' 2") x 3.62m (11' 11")

With a front facing wood window with secondary glazing, central heating radiator and under stairs storage



BEDROOM TWO

4.42m (14' 6") x 5.03m (16' 6")

The second floor room has a rear facing Velux window, central heating radiator, cupboard and under eaves storage to the rear.



BEDROOM THREE

3.13m (10' 3") x 2.93m (9' 7")

Having a rear facing uPVC double glazed window, central heating radiator and built in storage.



EXTERNAL

To the front of the property there is a low walled forecourt. A shared passageway provides access to the rear, where there is a pleasant and enclosed rear garden, with patio and raised beds.



BATHROOM

2.12m (6' 11") x 3.63m (11' 11")

This impressive bathroom with tiled floor and walls, free standing bath, glass shower with mixer shower and drencher, wash hand basin toilet and heated towel rail. There is a rear facing uPVC double glazed window and a useful storage cupboard housing the Baxi combination boiler.



OPENING HOURS

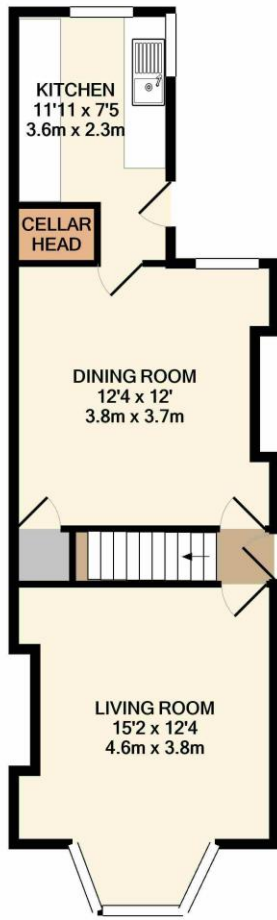
Monday – Friday 9am – 5.30pm

Saturday 9am – 2pm

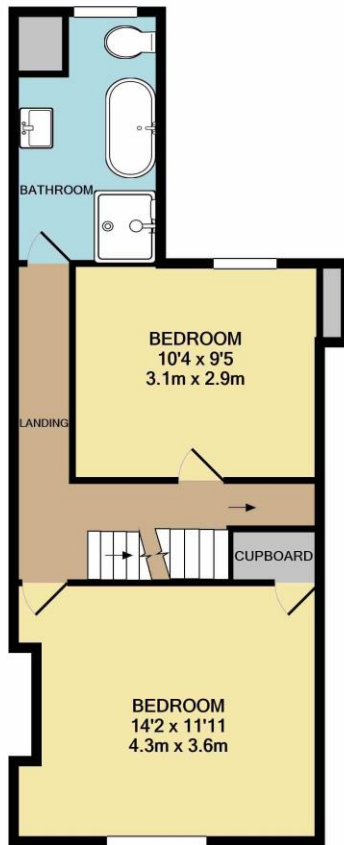
Sunday CLOSED

THINKING OF SELLING?

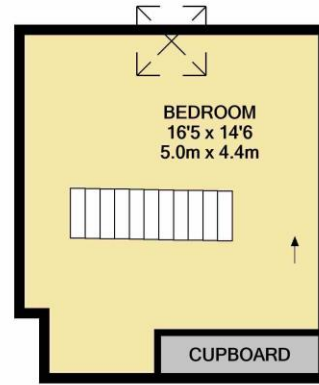
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national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



GROUND FLOOR

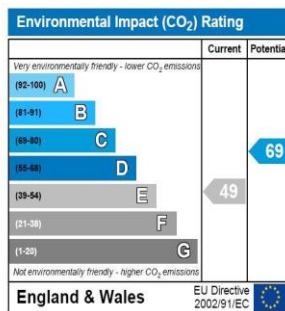
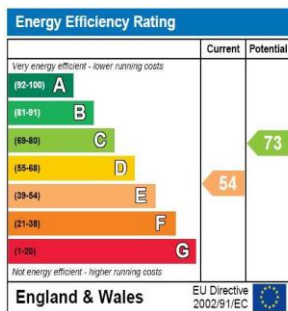


1ST FLOOR



2ND FLOOR

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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