

SHIREBROOK VILLA.

KNIGHT  
ALARMS

142

Shirebrook Villa, 142 Albert Road, Sheffield, S8 9RA

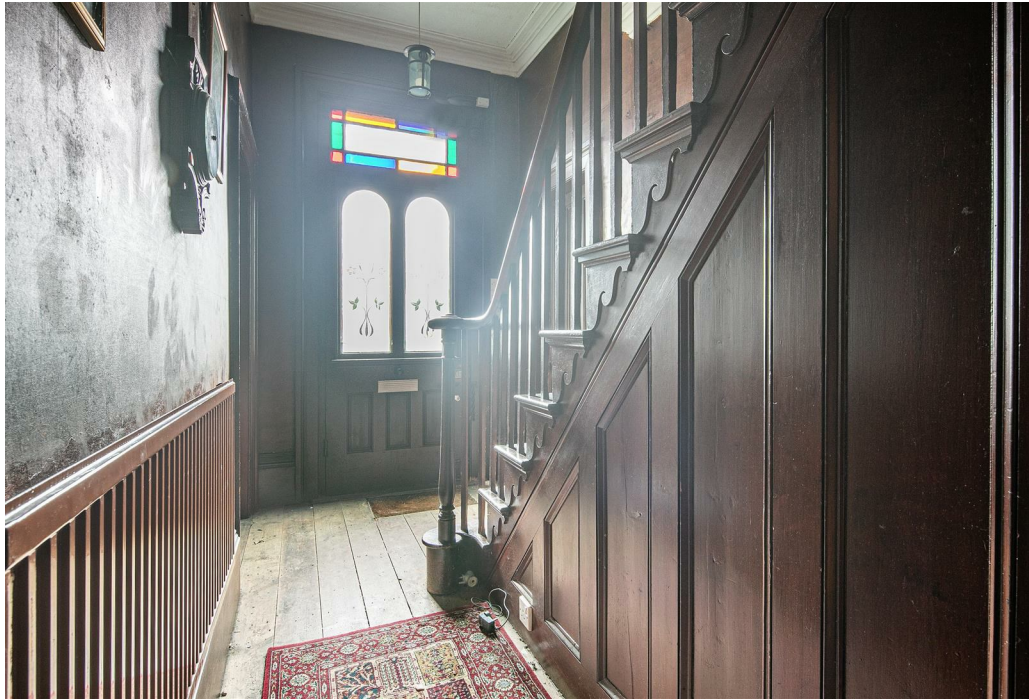
# Shirebrook Villa, 142 Albert Sheffield, S8 9RA

## Description

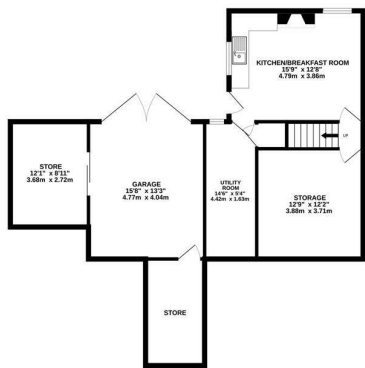
Dating back to circa 1855 and retaining many original features, this gorgeous, double fronted Victorian detached home offers a versatile range of deceptively spacious accommodation laid out over 3 floors. This superb property has recently had a new roof, boiler and hot water tank installed and has planning permission granted for significant extension work to further expand the living space if so desired (24/00335/FUL) to include the erection of a 2 storey side extension, single storey rear extension and 1st floor roof terrace with stepped access to the garden. Meersbrook is a very fashionable and hugely sought after place to live with regular bus services whisking you into the centre of town in under ten minutes and a central park providing a lovely space to unwind, meet friends and entertain energetic children. The area has seen something of a Renaissance in recent years with independent restaurants, pubs and shops combining to give the area a bohemian feel to rival Nether Edge Village.

- Three good double bedrooms.
- Sitting room with a dual aspect including a bay window and a lovely slate fireplace.
- Versatile 2nd reception room with slate fireplace and further bay window.
- Formal dining room with a Georgian style open fire.
- Garden level dining kitchen with walk in pantry/utility and separate storage cellar.
- Welcoming reception hall and ground floor W.C.
- Family bathroom with inset cast bath and a separate, high flush W.C.
- Large, south west facing rear garden with access to the coach house and attached stable.
- Original features including sash windows, coving, ceiling roses and deep skirting boards.
- Potential for off road parking (subject to regs).

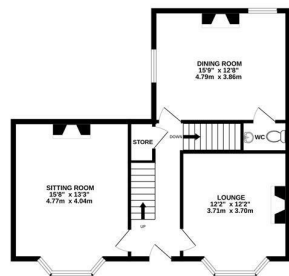




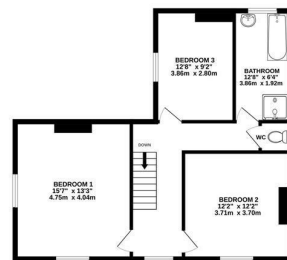
**BASEMENT**  
883 sq.ft. (82.0 sq.m.) approx.



**GROUND FLOOR**  
721 sq.ft. (67.0 sq.m.) approx.

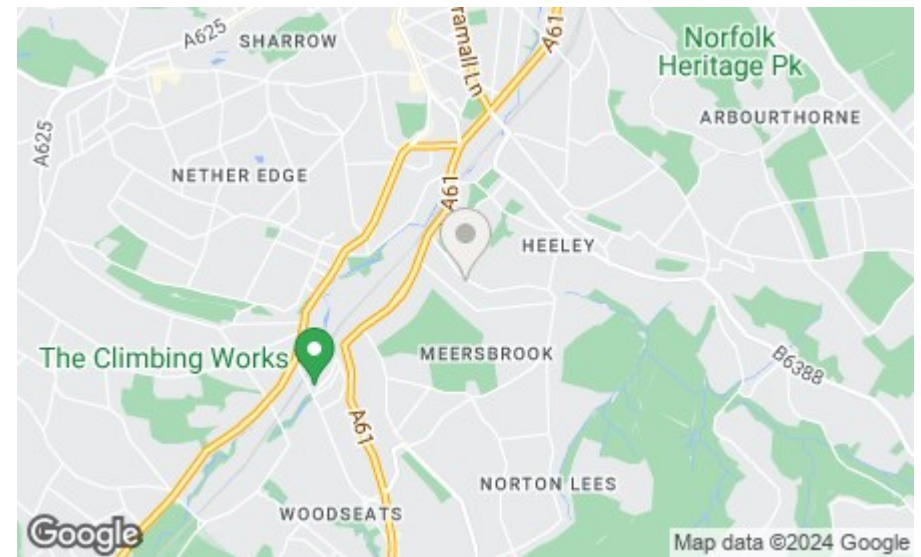


**1ST FLOOR**  
700 sq.ft. (65.0 sq.m.) approx.



**TOTAL FLOOR AREA: 2303 sq.ft. (214.0 sq.m.) approx.**

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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