



222, Westwick Road, Sheffield, S8 7BZ

222, Westwick Road

Sheffield, S8 7BZ

Description

A much extended semi detached property that offers a superb range of well presented accommodation that is laid out over two floors including five bedrooms (four of which are doubles), two bathrooms (one ensuite) and an excellent dining kitchen that overlooks the rear garden and views beyond. Being situated at the end of this very desirable cul de sac location, close to the local shopping facilities that are found in Greenhill and beyond at St James' Retail Park. Part of the appeal of living on this road and on this side of the street are the far reaching, westerly facing views that overlook the picturesque woodland beyond the gardens. The balance of generously proportioned accommodation and large garden will make this home a perfect fit for the family market and the double, tandem garage is excellent for off road parking and storage and also provides the potential to extend further (subject to the necessary consents).

- Five bedrooms including four really good doubles.
- Two bathrooms and a ground floor W.C.
- Large, open plan dining kitchen overlooking the lovely rear garden.
- Sitting room with bay window.
- Off road parking and a tandem, double garage.
- Superb rear garden with excellent views.
- Exclusive location close to picturesque walks, local schooling and shopping.
- UPVC double glazing and gas central heating.
- Reception hall with cloaks storage cupboards.
- Council Tax Band C, Leasehold with an 800 year lease running from 1932 at an annual ground rent of £7 and an EPC rating of C75.

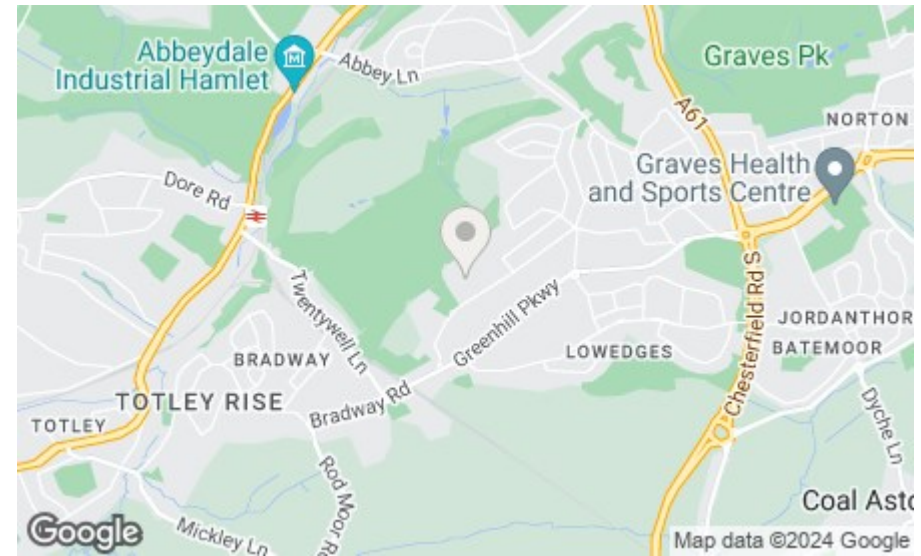






THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA
 TOTAL FLOOR AREA : 1485sq.ft. (138.0 sq.m.) approx.

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.
 Made with Metropix ©2024



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.