



28, Newington Road, Sheffield, S11 8RZ

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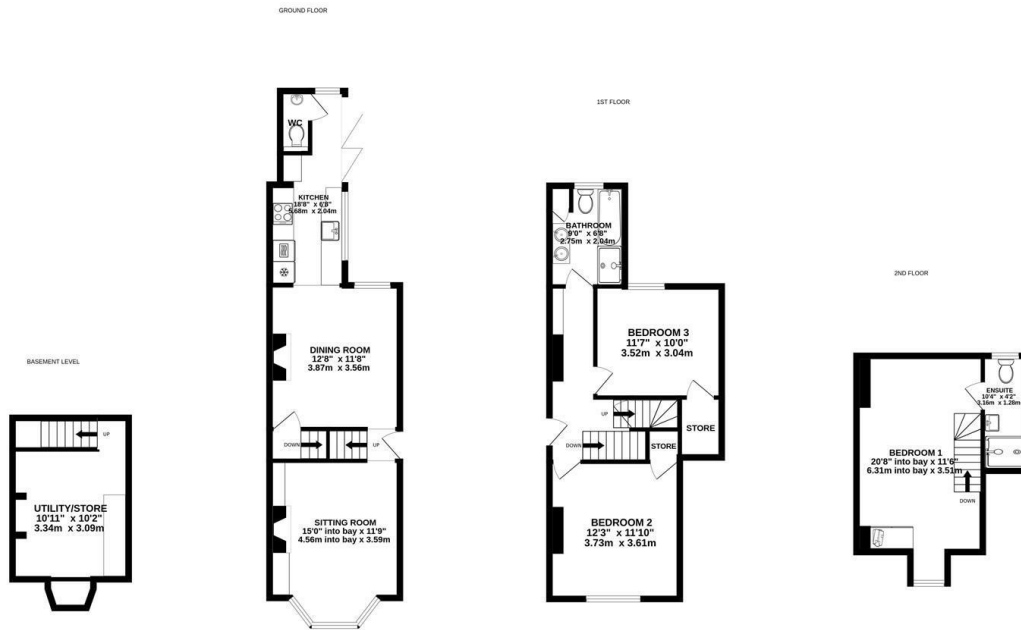
Description

A larger than average (approx. 1345 sq.ft./125 sq.m) property with a converted basement utility room and the space over the rear of the shared passage providing better proportions on both the first and second floors and therefore allowing for all the bedrooms to be doubles and an ensuite to the principal room. The generous room sizes are complemented by the superb finish that can be found throughout this home. With a wood burning stove in the dining room and quality fixtures and fittings in both of the luxurious bathrooms and the fabulous kitchen and display shelving by the renowned My Fathers Heart. The property is located in a highly desirable location, on the edge of Endcliffe Park and the fashionable neighbourhood of Sharrow Vale. The excellent range of independent bars, bistros, cafes and public houses combine to create a thriving social scene and the park acts as a gateway to the beautiful surrounding countryside and hosts a weekly 'Park Run' for fitness fanatics. The main city hospitals and both universities are also found close by and the regular transport links running along Ecclesall Road provide speedy links into the centre of town. This property is a cut above the standard terraced home and is well worthy of an internal inspection.

- Three double bedrooms including an impressive principal room on the second floor with built in wardrobes.
- Two luxurious bathrooms and a separate, ground floor W.C. all having elegant tiling forming the modern sanitary ware.
- Sitting room with bay window and bespoke display shelving flanking the feature fireplace.
- Lovely dining room with French windows to the garden, hardwood flooring and a wood burning stove creating a cosy feel in the colder months of the year.
- Shaker kitchen by My Fathers Heart with quality, integrated appliances, beautiful granite worksurfaces and splashback and a feature window on the rear elevation.
- Side entrance lobby and large fully tanked basement utility room including built-in counter tops and storage shelves.
- Chelsea style rear garden with raised beds and climbers to the trellis providing a lovely setting for alfresco dining and summer nights.
- Modern gas central heating and UPVC double glazing.
- Long leasehold (800 years from 1901) at a nominal ground rent of £5.60, Council Tax B and EPC rating C61.
- Due to the owners relocating abroad the fixtures and fittings are also available to buy via a separate negotiation if required.



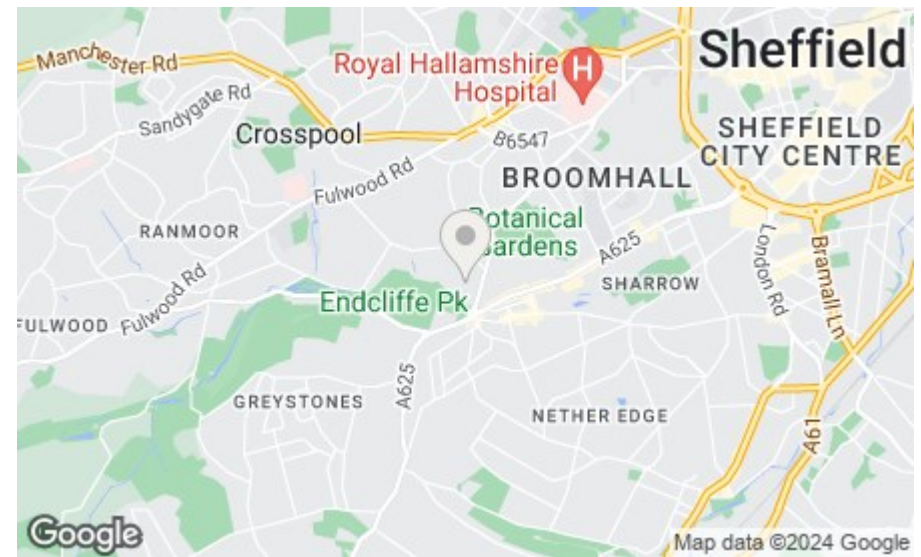




TOTAL FLOOR AREA : 1345sq. ft. (125.0 sq.m.) approx.

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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