



323, Psalter Lane, Sheffield, S11 8WA

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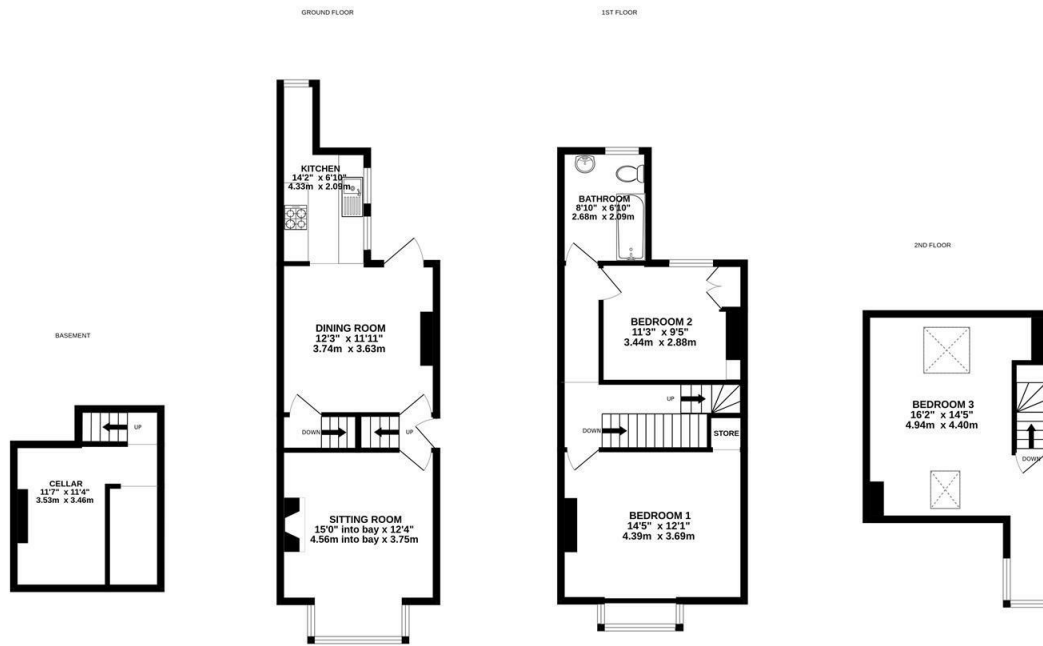
Description

A lovely, stone fronted terraced property that offers well presented living space over three floors. The property is situated at the foot of Psalter Lane to the rear of Banner Cross, conveniently close to the superb range of bars, restaurants, cafes and pubs that combine to make this area such a popular place to socialise. With both Endcliffe and Chelsea Parks being found within a short walk and offering opportunities for recreational pursuits, childrens playgrounds and the weekly Park Run. The freehold property falls into catchment for highly regarded schooling and is available with no onward chain.

- Three double bedrooms including a particularly large attic bedroom with dormer window.
- Modern bathroom with shower situated over the bath.
- Sitting room with a larger than average bay window.
- Dining room with stripped floorboards and a glazed door opening to the rear.
- Shaker style, offshot kitchen with walk in pantry recess.
- Side entrance lobby.
- Modest rear garden with an elevated tier of lawn.
- No onward chain.
- Majority double glazed and gas central heating via a modern, Vaillant combination boiler.
- EPC rating E53, Freehold and Council Tax Band B.







THE CELLAR IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1157sq.ft. (107.5 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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