



51, Penrhyn Road, Sheffield, S11 8UL

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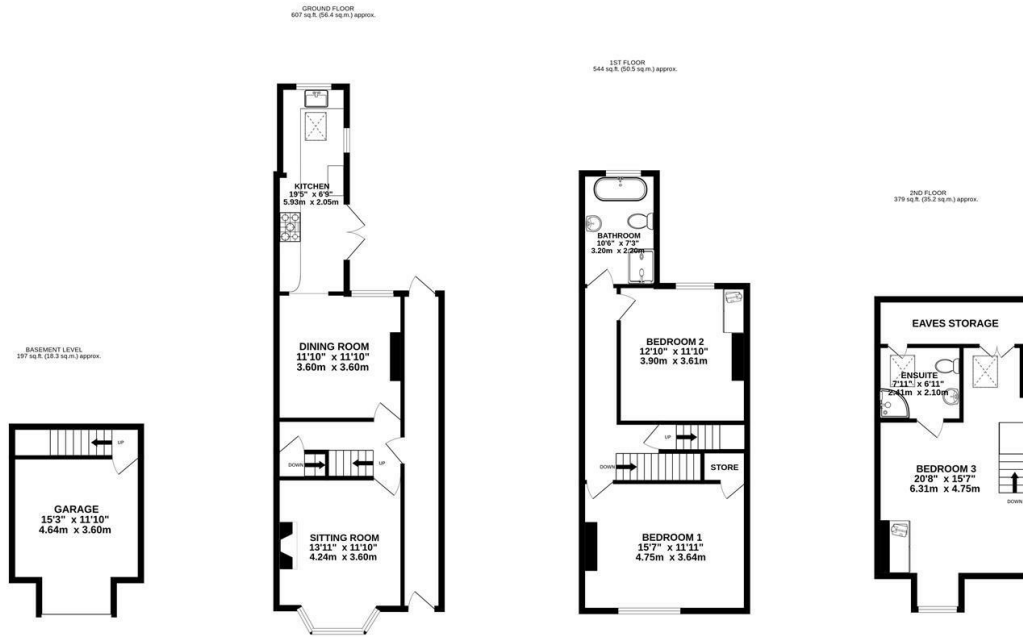
Description

The area of Sharrow Vale is surely one of the cities most fashionable places to live and socialise. Offering an eclectic mix of restaurants that combine with trendy bars and cafes alongside an easy access to both Endcliffe Park and the Botanical Gardens that add an almost bucolic charm to the neighbourhood. The area is a firm favourite with the family market due to the highly regarded Hunters Bar School and also popular with medics and academics due to the close proximity of the main city hospitals and universities. The houses at the foot of Penrhyn Road offer much better proportions than the neighbouring properties and with its basement garage, an extended offshot providing even better space to the ground floor and a private and secure side passage that is solely owned and accessed by number 51 this property will be sure to impress. The property is finished to a high standard throughout the three floors of accommodation and everything possible has been done to make this home as energy efficient as possible and to reduce the owners monthly energy costs. With two good reception areas, a side entrance hall, two bathrooms, three good bedrooms and a sense of space and light throughout this home will be sure to impress and offers the next occupier a home that they can literally move straight into, negating the need for any costly renovations. Externally the secure and private side access opens at the rear to a low maintenance, south westerly facing rear garden with pizza oven, ideal for the warmer months of the year and complementing the immaculate interior.

- Welcoming entrance hall.
- Sitting room with bay window and pretty fireplace.
- Dining room opening to the well presented kitchen.
- Extended offshot kitchen with French windows to the garden and granite working surfaces.
- Large front double bedroom on the first floor and further double bedroom with fitted wardrobes and garden view.
- No onward chain.
- Luxurious family bathroom with full suite and separate, crittal style shower enclosure.
- Large principal bedroom on the second floor with glazed balustrade and ensuite shower room.
- Private side entrance passageway with security doors accessing the low maintenance, south westerly facing rear garden.
- Freehold, Council Tax Band B and an excellent EPC rating of C to help with lower utility costs.







PENRHYN ROAD, SHEFFIELD, S11 8UL

TOTAL FLOOR AREA: 1725sq.ft. (160.3 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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