



Corner Cottage, 194 Carter Knowle Road, Sheffield, S7 2EA



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### Description

Situated opposite Carter Knowle Park, close to the 'outstanding' Mercia School, approximately half way up Carterknowle Road. 'Corner Cottage' is a quite delightful end of terrace home, offering well presented accommodation laid out over three floors which includes two good double bedrooms and modern fixtures and fittings in all the right places. Part of the appeal of this attractive home is the generous corner plot that includes gated off road parking alongside a pretty rear garden and the potential to extend the accommodation if required (subject to regs). The cottage would be perfect for downsizers, first time buyers or professional couple looking to live in this very desirable location, close to the fashionable neighbourhood of Nether Edge Village and the independent bars, cafes and restaurants that run along the lower part of Abbeydale Road. If you proceed out of town you can find three multinational supermarkets close to Millhouses and the local park which offers excellent facilities for recreational pursuits. The city centre is also readily accessible via regular transport links along the main road and a small run of local amenities can be found within a short walk at the top of Montrose Road.

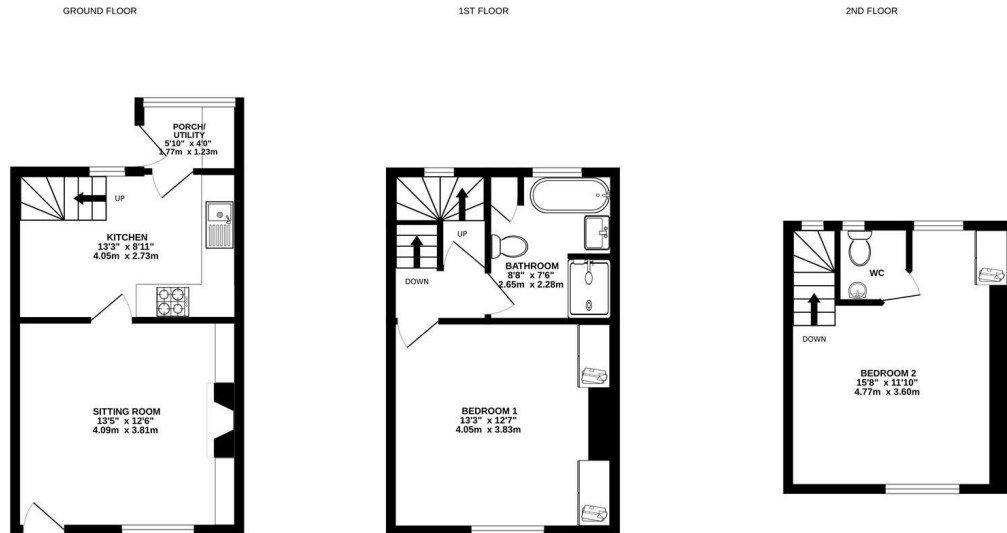
- Two double bedrooms, both with fitted wardrobes.
- Luxurious, period style bathroom with complementary tiling.
- Ensuite W.C to the principal bedroom on the second floor.
- Sitting room with a gas stove helping to make a cosy retreat during the winter months.
- Fitted Shaker style kitchen with timber worktops and a Belfast sink.
- Rear porch/utility room.
- Gated off road parking with the potential to extend (subject to regs) and a lovely rear garden.
- Gas central heating and UPVC double glazing.
- No onward chain.
- Freehold, EPC rating D55 and Council Tax Band C.











TOTAL FLOOR AREA: 807sq.ft. (75.0 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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