



28, Club Street, Sheffield, S11 8DE



# 28, Club Street

Sheffield, S11 8DE

## Description

A spacious three bedroom terraced home with accommodation laid out over three floors. The property is situated close to excellent local amenities and within a short walk of Sheffield city centre. It will be ideal for first time buyers wishing to get on the property ladder and investors looking for a buy to let in a popular/lettable area. The property has a modern shower room and a pleasing feel throughout, with generous proportions in the dining kitchen and two of the three bedrooms. Next door has added a dormer window to the loft which suggests this may also be possible here to perhaps add a second bathroom or split the loft to form a valuable fourth bedroom if required (subject to regs). This Freehold property is available with no onward chain and an early viewing is very much advised.

- No onward chain.
- Three bedrooms including two good doubles.
- Potential buy to let or of interest to first time buyers.
- Popular location close to town, the universities and excellent facilities around both Londo Road and Ecclesall Road.
- Modern shower room with contemporary tiling and sanitary ware. The property was re wired in 2009.
- Sitting room at the front with fireplace.
- Dining kitchen with French windows to the garden and part stripped and stained floorboards.
- Freehold and Council Tax Band A.
- Enclosed rear garden.
- Gas central heating, double glazed (majority UPVC) and EPC rated E49.



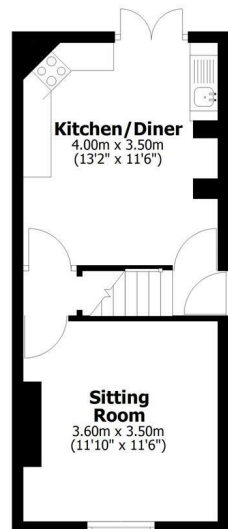






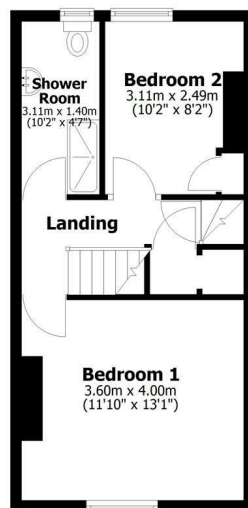
### Ground Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



### First Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



### Second Floor

Approx. 23.0 sq. metres (248.0 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**28, Club Street**



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