

63, Stafford Road Sheffield, S2 2SF

Description

A stone fronted Victorian terraced villa that offers really generously proportioned accommodation (2190 square feet) over three floors that includes six bedrooms (five doubles) which offer versatility in the way that they can be utilised. This lovely and spacious home is complemented by the pretty, walled garden to the rear that provides potential for extending if the necessary consents were acquired and also room to create a lovely outdoors area. The property requires modernisation in places however there is a modern central heating system, a recently installed fitted kitchen and partial double glazing to give you a head start and it is suggested that the size of the house, reasonable asking price and the location in the increasingly desirable Norfolk Park neighbourhood will be sure to attract a high demand. The property is situated a short walk away from the fashionable Park Hill redevelopment by Urban Splash, Norfolk Heritage Park, urban walks around Sheaf Valley and the busy Sheffield Train Station, perfect for commuters who spend time travelling to and from the city. Available with no onward

- Six bedrooms including 5 good doubles and a large single that would make a perfect home office.
- Two bathrooms.
- Large sitting room with bay window, moulded coving to the high ceiling and a decorative fireplace.
- Dining room overlooking the walled rear garden.
- Breakfast kitchen with modern units and space for the usual appliances (available via a separate negotiation).
- Private, walled rear, lawned garden and terrace.
- No onward chain.
- Wide and welcoming reception hall.
- Partial double glazing and gas central heating.
- EPC rating D62, Freehold, Council Tax Band C.



















Bakewell Banner Cross Dore Hathersage Rotherham EADON 3 Royal Oak Place 888 Ecclesall Road 33 Townhead Road Main Road, Hathersage 149 Bawtry Road LOCKWOOD Matlock Street **Banner** Cross Sheffield Hope Valley Wickersley Bakewell DE45 1HD Sheffield S11 8TP S17 3GD Derbyshire S32 1BB Rotherham S66 2BW & RIDDLE T:01629 700699 T: 01433 651888 T: 01709 917676 T: 01142 683388 T: 0114 2362420 EST? 1840 E: bakewell@elr.co.uk E: bannercross@elr.co.uk E: dore@elr.co.uk E: peakdistrict@elr.co.uk E: wickersley@elr.co.uk

2ND FLCOR 618 so.ft. (57.4 so.m.) approx

BEDROOM 4 14'2" x 14'0" 4 32m x 4 27m

BEDROOM 5 1311" × 122" 424m × 3.71m

BEDROOM 6 12'3" x 8'10" 3.73m x 2.69m

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

GROUND FLOOR 623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR 635 sq.ft. (59.0 sq.m.) approx.

BEDROOM 1 147" x 13'11" 4.44m x 4.24m

BEDROOM 2 14'7" x 12'4" 4.44m x 3.77m



CELLAR 14'11" x 6'6" 4.54m x 1.98m

KITCHEN 14'1" x 8'8" DINING ROOM 14'1" x 11'11" 4.29m x 3.63m SITTING ROOM 15'0" into bay x 14'8"

> The task been made to ensure the accuracy of the floorplan contained here, measurement res, rooms and any other items are approximate and no responsibility is taken for any error, the other item iterative an unneces only and should be used as such by any operability or efficiency can be gr



BEDROOM 3 8'2" × 8'1" 2.49m × 2.46m

TOTAL FLOOR AREA : 2190sq.ft. (203.5 sq.m.) approx.