



9, Bents Green Avenue, Sheffield, S11 7RB

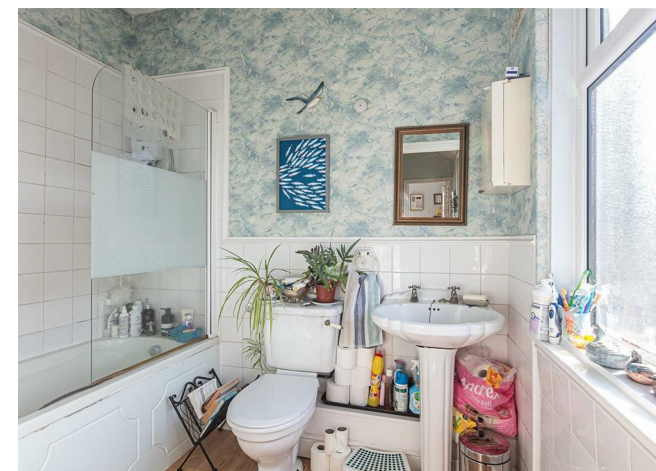
9, Bents Green Avenue

Sheffield, S11 7RB

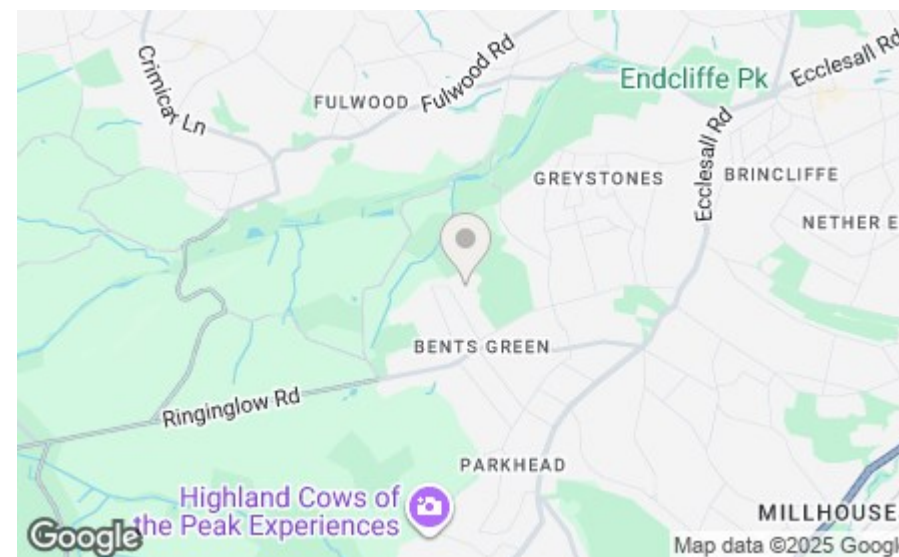
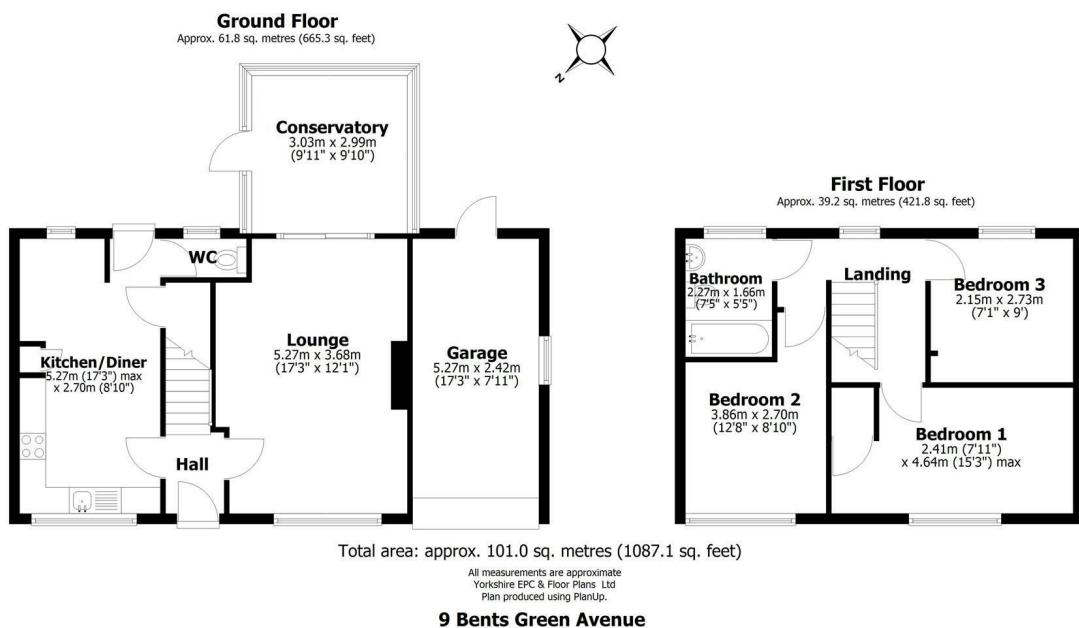
Description

Situated on a generous plot which includes a quite lovely garden to the rear, this charming property offers over 1087 square feet of accommodation over two floors and the potential to extend to the side or rear to create additional living space if required (subject to regs). The property differs slightly from the average semi detached in the area as it has a large through lounge to the right of the hall and a similar sized, open plan dining kitchen on the left. Recent renovations include the addition of a conservatory to the rear that provides additional reception space to the property and there has also been new windows and a new roof within the last couple of years. Bents Green is such a great place to live, local amenities are found a short walk away and include regular bus services into town, the schooling is highly regarded and, at the end of Trap Lane there is access into Whiteley Woods and the beautiful surrounding countryside.

- Three bedrooms.
- Family bathroom and separate, ground floor W.C.
- Cosy lounge with a wood burning stove.
- Double glazed conservatory with a clear glass roof.
- Open plan dining kitchen with access onto the rear garden.
- Lovely rear garden with a south facing orientation.
- Off road parking leading to the attached garage.
- Sought after location, close to highly regarded schooling.
- Freehold and Council Tax Band C.
- Gas central heating and recently installed UPVC double glazed windows combine to create an EPC rating of D61.







Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

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.