



Amre House
50 Linden Avenue, Sheffield





Exterior and Gardens

Amre House is situated on a tree-lined road. To the front of the property, there is a block-paved driveway that provides parking for two vehicles and has mature hedging and exterior lighting. Access can be gained to the main entrance door and to the right side of the property.

To the right side of the property, a gravelled path with a timber pedestrian gate and two external power points leads to the rear.

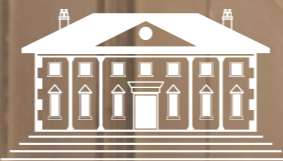
A Generously Sized Five Bedroomed
Detached Family Residence...





Entrance Hall

A welcoming entrance hall with a coved ceiling, pendant light point, central heating radiator and original deep skirtings. An original door opens to the basement level and a timber door with glazed panels opens to the breakfast kitchen. An opening also gives access to the dining room and lounge.



Amre House

Welcome to Amre House

Presented to the market is Amre House, a generously sized five bedroomed detached residence that is positioned on a tree-lined road and is within walking distance to local amenities. The property offers superb family living spaces that are set across three floors with the additional use of a basement level.

The heart of the home is the modern, open plan breakfast kitchen, which is recently fitted and has new integrated appliances, and connects with the pleasant rear garden through patio doors. The two reception rooms, which are linked through a wide archway to allow an open plan layout, consist of a spacious dining room and a bay-windowed lounge with a cast iron gas fire. Set across the first and second floors are two king-sized bedrooms, two double bedrooms, a single bedroom, a well-appointed family bathroom and a separate shower room. The property also benefits from having off-road parking for two vehicles and additional on-street parking is available.

Amre House is located in the popular area of Woodseats that offers a range of amenities such as cafes, shops, restaurants and public houses, all of which are in walking distance from the property. There is good local schooling in the vicinity and there are a variety outdoor spaces within the surrounding area, including Hutcliffe Wood, Millhouses Park, Graves Park, Ecclesall Woods, Beauchief Golf Club and Abbeydale Golf Club. Sheffield's city centre and the Peak District are both reachable within a short drive.

The property briefly comprises on the ground floor: Entrance hall, dining room, lounge, breakfast kitchen, utility/WC and breakfast room.

On the first floor: Landing, master bedroom, bedroom 2, bedroom 3 and family bathroom.

On the second floor: Landing, bedroom 4, bedroom 5 and shower room.

Basement level: Cellar hallway, cellar 1, cellar 2 and cellar 3.

Ground Floor

An original entrance door with obscured double glazed side and above panels opens to the:

Entrance Hall

A welcoming entrance hall with a coved ceiling, pendant light point, central heating radiator and original deep skirtings. An original door opens to the basement level and a timber door with glazed panels opens to the breakfast kitchen. An opening also gives access to the dining room and lounge.

Dining Room

15'0 x 11'7 (4.57m x 3.53m)
A spacious dining room with a high ceiling with original coving, pendant light point and a central heating radiator. A wide archway gives access to the lounge. Double doors with obscured glazed panels and matching side panels open to the

breakfast room.

Lounge

15'6 x 15'0 (4.72m x 4.57m)

A superb reception room with a front facing UPVC double glazed bay window, high ceiling with original coving, pendant light point, central heating radiator, telephone point and Virgin Media cable TV points. The focal point of the room is the cast iron gas fire with a wooden mantel surround and a slate hearth. A wide archway gives access to the dining room.

From the entrance hall, a timber door with glazed panels opens to the:

Breakfast Kitchen

20'10 x 11'5 (6.35m x 3.48m)

A modern open plan breakfast kitchen, which has been recently fitted, with a rear facing UPVC double glazed partially obscured panel, recessed lighting, extractor fan, central heating radiator with a decorative cover and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs, under-counter lighting, integrated pull-out waste bin and an inset Franke 1.0 bowl sink with a Franke mixer tap. The work surface extends to provide breakfast seating for two chairs. There is a range of newly fitted, integrated Neff appliances, incorporating a Neff four-ring induction hob, Neff double oven, Neff microwave, Hotpoint large fridge/freezer and a Bosch dishwasher. A sliding timber door opens the utility/WC. A wide opening gives access to the breakfast room.



Lounge
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A Superb Bay Windowed
Reception Room...



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A Modern Open Plan Breakfast
Kitchen with Neff Main Appliances



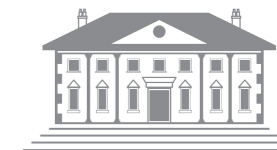


Breakfast Room

12'0 x 10'6 (3.66m x 3.20m)

Having a side facing UPVC double glazed obscured window, pendant light point, central heating radiator and tiled flooring. Double UPVC doors with double glazed panels, matching side panels and obscured double glazed panels above open to the rear of the property.





Utility/WC

Being fully tiled and having a rear facing UPVC double glazed obscured window, flush light point and a central heating radiator. There is a newly fitted suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. There is also space/provision for an automatic washing machine and a tumble dryer, which could be integrated or vented.

Breakfast Room

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Having a side facing UPVC double glazed obscured window, pendant light point, central heating radiator and tiled flooring. Double UPVC doors with double glazed panels, matching side panels and obscured double glazed panels above open to the rear of the property.

From the entrance hall, a timber door opens to a staircase with a wall mounted light point, which leads down to the:

Basement Level

Cellar Hallway

Having a flush light point, power and tiled flooring. Openings give access to cellar 1 and cellar 2.

Cellar 1

14'11 x 13'0 (4.55m x 3.95m)

Having recessed lighting, power, central heating radiator and tiled flooring.

Cellar 2

14'5 x 9'4 (4.40m x 2.85m)

Having a flush light point and tiled flooring. An opening gives access to cellar 3.

Cellar 3

14'5 x 11'2 (4.40m x 3.40m)

Having flush light points, power, central heating radiator and tiled flooring. Also housing the Worcester Bosch boiler.

Ground Floor Continued

From the entrance hall, a staircase with an original hand rail and balustrading rises to the:

First Floor

Landing

Having a pendant light point and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3 and family bathroom. An original door also opens to a staircase, which rises to the second floor.

Master Bedroom

15'0 x 13'0 (4.57m x 3.96m)

A generous king-sized master bedroom with a front facing UPVC double glazed window, high ceiling with coving, pendant light point, central heating radiator and a Fibre TV point. There is also a freestanding wardrobe included in the sale.

Bedroom 2

15'0 x 11'6 (4.57m x 3.51m)

A double bedroom with a rear facing UPVC double glazed window, high ceiling with coving, pendant light point, a central heating radiator with a decorative cover and a TV point. There is also full wall-length fitted wardrobes.

Bedroom 3

8'6 x 6'5 (2.59m x 1.96m)

Currently being used as an office but could be a single bedroom. Having a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator with a decorative cover, telephone point and a Virgin Media internet access point.

Family Bathroom

A well-appointed family bathroom with under floor heating. Having side and rear facing UPVC double glazed obscured windows, extractor fan, recessed lighting, central heating radiator, shaver point and tiled flooring. Also having two storage cupboards, one with shelving and another houses the hot water cylinder. There is a suite in white, which comprises of a low-level WC and an oak work surface incorporating two Top Elite wash hand basins with chrome mixer taps. There is a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there is a separate walk-in shower enclosure with a rear facing UPVC double glazed obscured panel, fitted rain head shower and a glazed screen/door.

From the landing, an original door opens to a staircase, which rises to the:

Second Floor

Landing

A spacious, bright useable area with a Velux roof window, pendant light point, central heating radiator and an original storage cupboard off the stairs. Timber doors open to bedroom 4, bedroom 5 and shower room.

Bedroom 4

14'10 x 13'0 (4.52m x 3.96m)

A king-sized bedroom with a front facing UPVC double glazed window, flush light point, central heating radiator, TV point and eaves storage. To one wall, there is a fitted wardrobe, incorporating short/long hanging, drawers, shelving and automatic lighting.

Bedroom 5

12'3 x 8'9 (3.73m x 2.67m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator, TV point, phone extension point, eaves storage and an additional fitted storage cupboard. Access can also be gained to a loft space.

Shower Room

Having a Velux roof window, flush light point, chrome heated towel rail and an illuminated vanity mirror. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a newly fitted Mira shower and a glazed screen/door.

Master Bedroom

15'0 x 13'0 (4.57m x 3.96m)

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Bedroom 5
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Bedroom 4
14'10 x 13'0 (4.52m x 3.96m)

A king-sized bedroom with a front facing UPVC double glazed window, flush light point, central heating radiator, TV point and eaves storage. To one wall, there is a fitted wardrobe, incorporating short/long hanging, drawers, shelving and automatic lighting.



Shower Room

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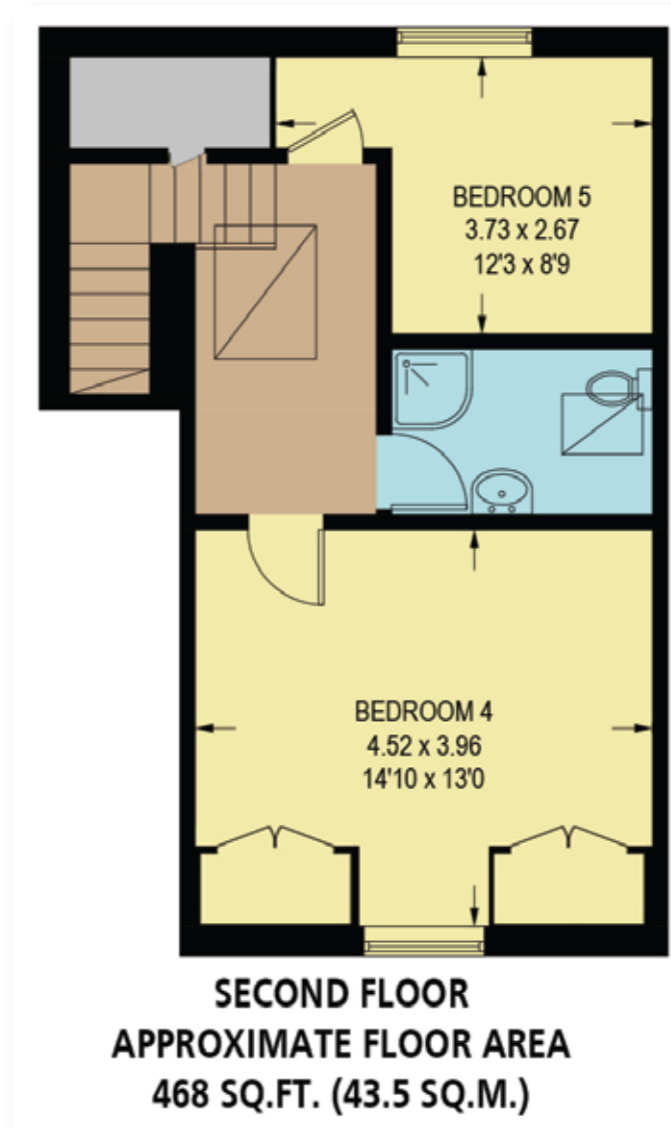
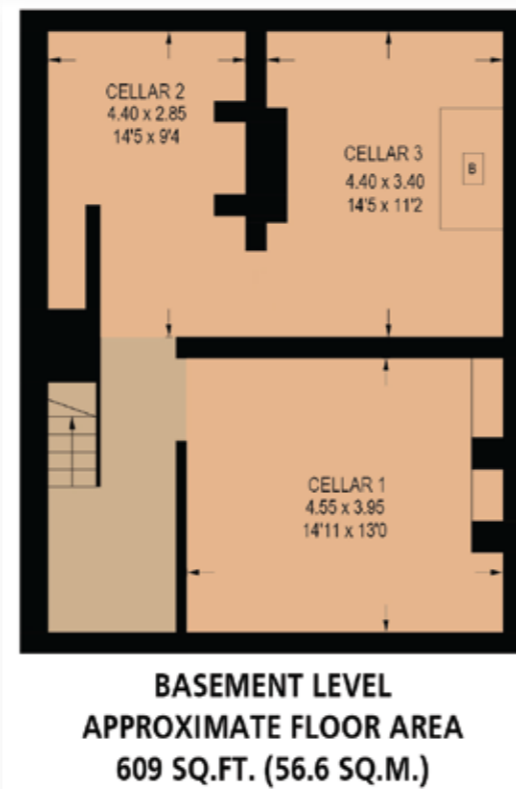
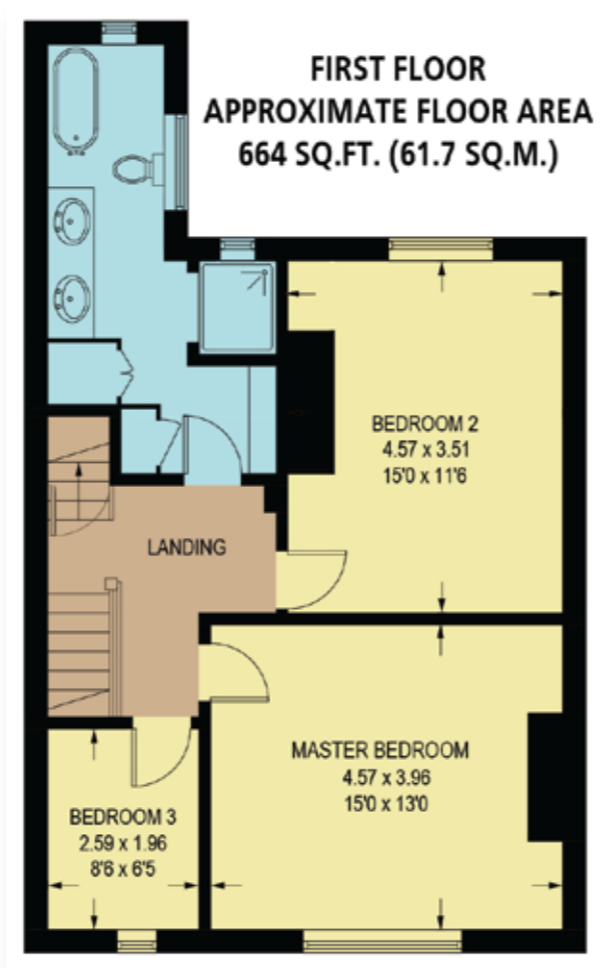
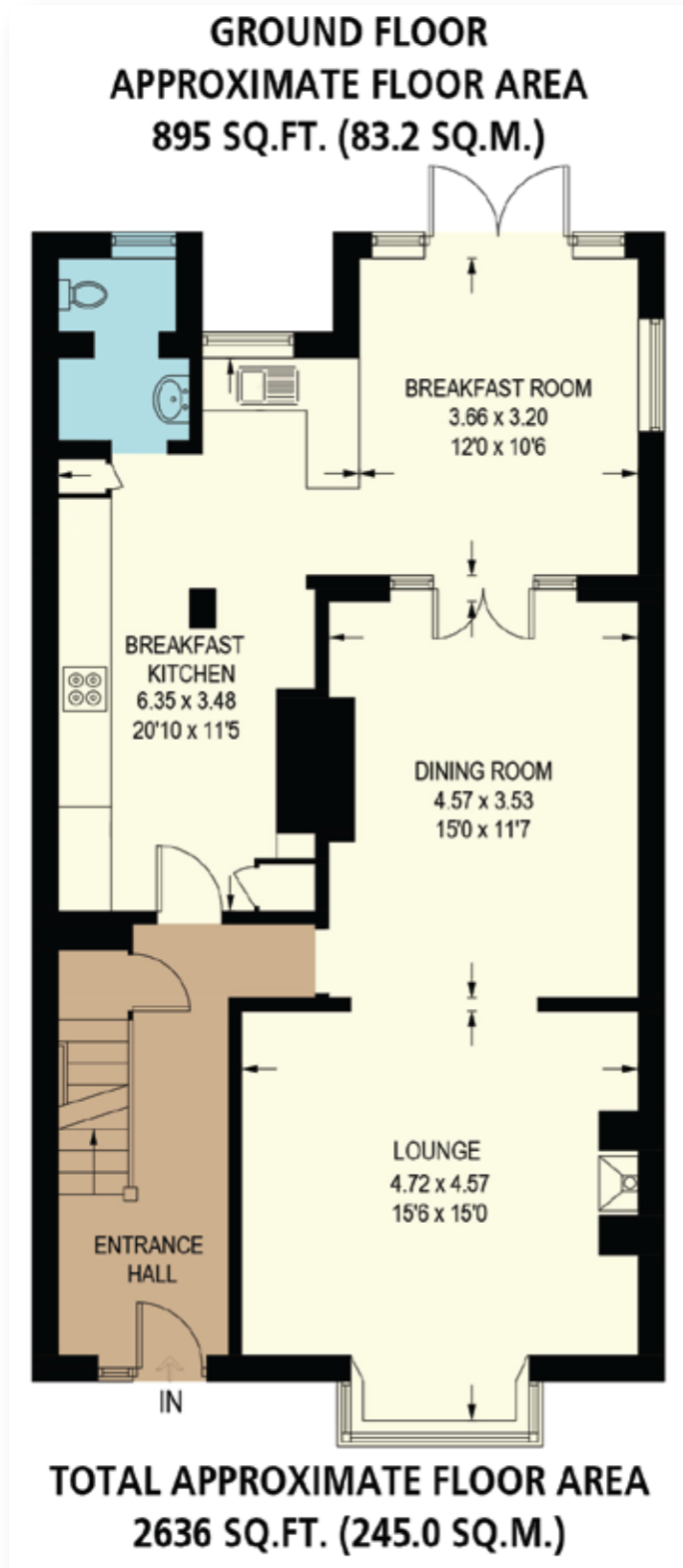




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Exterior and Gardens

To the rear of the property, there is a timber decked terrace with a fitted storage unit, exterior lighting, two external power points and a water tap. Access can be gained to the breakfast kitchen. Timber steps with a hand rail and balustrading leads down to a garden, which is laid to lawn with planted borders and a mature apple tree.



A Pleasant Rear Garden
with Open Views



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: E

Rights of Access/Shared Access: None.

Services: Mains gas, mains electric, mains water and mains drainage.
The broadband is cable and the mobile signal quality is good.

Covenants, Easements or Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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50 Linden Avenue, Sheffield,
South Yorkshire S8 0GA

Offers in the Region of £675,000