

EADON
LOCKWOOD
& RIDDLE
ESTD 1840

51 Richworth Road

Sheffield, S13 8UG

Price Guide £250,000



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51 Richworth Road



Description

Price guide £250,000 - £260,000.

An extended family home that enjoys a super location, on a generous plot that offers huge potential for further development/extensions subject to the necessary consents. Currently offering over 900 square feet of accommodation across two floors and being available to buy with no onward chain. The position is ideal, close to highly regarded schooling, local amenities and beautiful surrounding countryside.

- Extended accommodation and a large corner plot offering the potential for further extensions (subject to regs).
- Large living room with bay window.
- Generous plot featuring well presented, predominately lawned gardens to the front, side and rear.
- Three bedrooms including two good doubles.
- Dining room leading into the extended garden room, offering the potential to be knocked into the kitchen if required.
- Kitchen opening onto the garden room.





Ground Floor
Approx. 47.1 sq. metres (506.6 sq. feet)

Garden Room
1.96m x 4.97m
(6'5" x 16'4")

Kitchen
3.03m (9'11") max
x 2.36m (7'9")

Dining Room
3.03m x 2.87m
(9'11" x 9'5")

Living Room
3.68m (12'1") max
x 3.35m (11')

Entrance Hall
2.86m x 1.88m
(9'5" x 6'2")

First Floor
Approx. 36.6 sq. metres (393.8 sq. feet)

Bathroom
2.02m x 2.18m
(6'8" x 7'2")

Bedroom 2
3.03m x 3.04m
(9'11" x 10')

Landing
2.30m x 2.18m
(7'7" x 7'2")

Bedroom 1
3.68m (12'1") max
x 3.04m (10')

Bedroom 3
2.29m x 2.18m
(7'6" x 7'2")

Total area: approx. 83.7 sq. metres (900.4 sq. feet)

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

51 Richworth Road

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 0114 268 3388 Email: bannercross@elr.co.uk <https://www.elr.co.uk>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		69	83
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO₂) Rating			
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales EU Directive 2002/91/EC			