



2 Downing Road, Sheffield, S8 7SH

Saxton Mee

2 Downing Road

£450,000

Stylishly extended; this stunning four bedroomed and two bathroomed semi detached 1930's semi detached home has been extensively refurbished over the last year or so to include a new tiled roof, new rendering, new windows, complete new central heating system and plumbing, re-wiring, re-plastering, new drive and attractively landscaped private rear garden.

Enviably located on this highly regarded road the property stands within easy reach of a comprehensive rang of local amenities including reputable schooling, nearby retail parks at St.James, Archer Road and Heeley along with nearby Millhouses and Graves Parks, ring road and renowned sports/golf clubs.

Offered for sale with vacant possession and no upward chain this amazing property is equally ideal for a family or couple with plenty of space for home working. The property briefly comprises of a recessed open entrance porch, hallway with personnel door to the garage store, inner hallway with useful understairs store cupboard, front bay windowed sitting room with ornamental recessed fireplace, impressive open plan living/dining kitchen being a superb modern daytime family room enjoying excellent natural light with French doors and windows overlooking the garden with the kitchen having brand new fitted units with integrated appliances. Utility and downstairs WC.

First floor landing off which opens three excellent double bedrooms and fourth single bedroom (ideal as home office or bedroom), superb family bathroom. One of the double bedrooms has an en-suite shower room.

Recently tarmaced driveway, attractive landscaped rear garden enjoying a south westerly aspect set down with ease of maintenance in mind with patio entertaining area and lawn. New fencing to the perimeter.



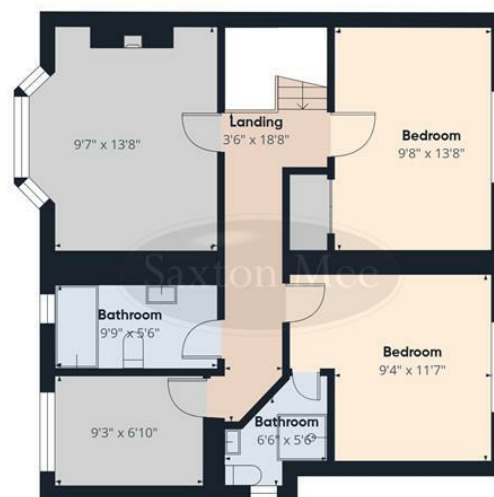
- Stylishly extended and beautifully appointed throughout
- Private good size south westerly rear garden
- Outstanding family home
- Enviably location
- Brand new fittings throughout, new floor coverings and decor
- Extensively renovated and refurbished
- Approx 1500 sq ft
- Vacant possession and no upward chain
- Viewing highly recommended
- EPC: C Council Tax Band: D Tenure: Freehold







Floor 0



Floor 1

Approximate total area⁽¹⁾

1505 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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