

26 Frickley Road, Nethergreen, Sheffield, S11 7EX  
£285,000

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**26 Frickley Road, Nethergreen, Sheffield, S11 7EX**

**£285,000**

**Council Tax Band: B**

A deceptively spacious three double bedroom, double offshot mid terraced home which is located on this popular yet quiet road in Nethergreen! Ideal for first time buyers or developers, the property requires modernisation throughout and offers huge potential. Situated close to Endcliffe and Bingham parks, the property is also within close proximity to shops, cafes and amenities and is well served by regular bus routes giving access to the universities and hospitals. With double glazing throughout, the property in brief comprises; bay fronted lounge, inner hall, dining room with cellar access and an offshot kitchen. To the first floor there is a landing area, two double bedrooms and an offshot bathroom. To the second floor there is an attic bedroom. Outside, there are steps rising to the entrance door to the front and to the rear a shared passage gives access to a private courtyard style garden which also has an outside wc and storage room. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Leasehold tenure, 800yr lease from 1908, £1pa ground rent. Council tax band B.

### **Bay Fronted Lounge**

Access to the property is gained through a front facing upvc entrance door which leads to the lounge. Having a front facing upvc double glazed bay window, laminate flooring and a gas fire with feature surround. A door leads to the inner hallway.

### **Inner Hall**

Having a staircase rising to the first floor landing and doors connecting the lounge and dining room.

### **Dining Room**

A bright and spacious room which has a rear facing upvc double glazed window, laminate flooring and a gas fire with feature surround. A door leads to the cellar head and the room opens to the offshot kitchen.

### **Cellar**

Steps descend to the cellar which is ideal for storage.

### **Offshot Kitchen**

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. With space for appliances including a cooker, fridge freezer and washing machine, the room also has a side facing upvc double glazed window and composite door leading to the outside.

### **First Floor Landing Area**

A staircase ascends from the inner hall and leads to the first floor landing area, which has a wooden bannister rail and doors lead to all rooms on this level. A further staircase rises to the second floor.

### **Master Bedroom**

A spacious double sized room which has a front facing upvc double glazed window, two fitted wardrobes, a useful under stairs cupboard and laminate flooring.

### **Bedroom Two**

The second bedroom is another double room with a rear facing upvc double glazed window.

### **Offshot Bathroom**

Having a suite comprising of a panelled bath, a pedestal wash basin and low flush wc. With a rear facing upvc double glazed window,

### **Attic Bedroom Three**

A staircase ascends from the first floor landing and leads to the attic bedroom which is a double sized room having a rear facing velux window and a wooden bannister rail.

### **Outside**

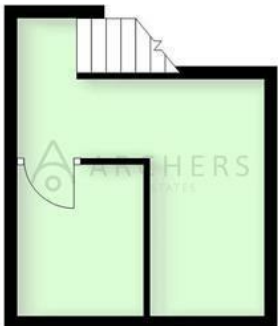
To the front of the property there are steps rising to the entrance door and a small frontage beneath the bay window. A shared passage leads to the rear where there is a pleasant and private courtyard garden with a patio, raised beds and a brick built outhouse having a working wc and storage room.



**Ground Floor**  
 Approx. 42.2 sq. metres (454.7 sq. feet)



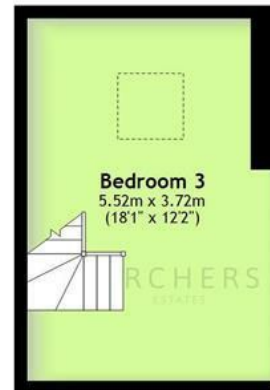
**Cellar**  
 Approx. 14.6 sq. metres (156.9 sq. feet)



**First Floor**  
 Approx. 38.2 sq. metres (411.4 sq. feet)



**Second Floor**  
 Approx. 20.1 sq. metres (216.8 sq. feet)



**Total area: approx. 115.2 sq. metres (1239.8 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	