





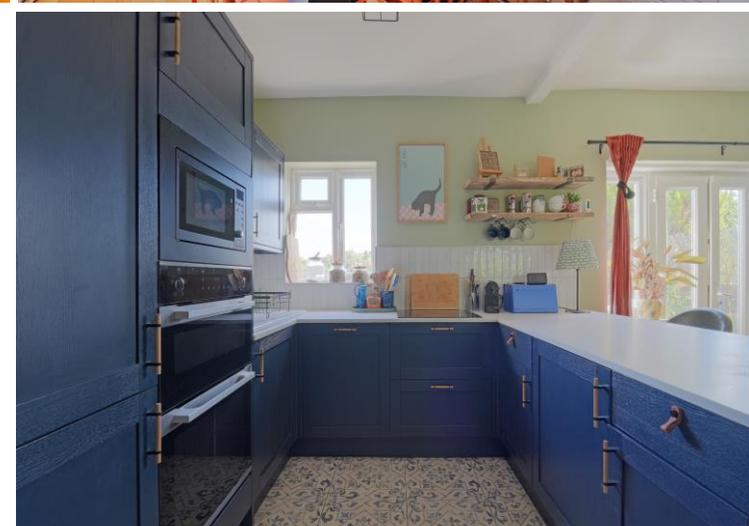
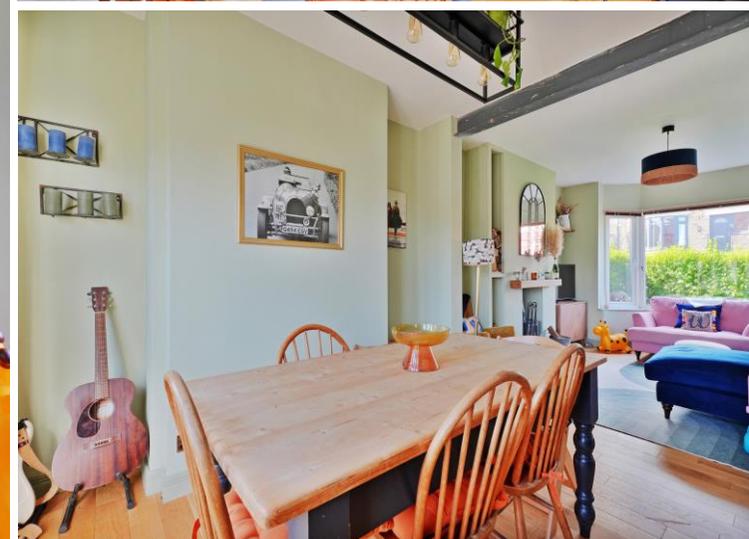
49 Louth Road

Sheffield • South Yorkshire • S11 7AU

Guide Price £490,000 - £510,000

Just a short walk from Endcliffe Park and Ecclesall Road, this stylish four-bedroom semi-detached family home offers a unique combination of charm, space, and versatility. Featuring off-street parking, a rare find in this area, and an enclosed rear garden with a raised terrace and versatile garden room, this property is ideal for modern family living. Inside, the home is beautifully presented with a welcoming tiled entrance and cloakroom storage. Natural light floods the dual-aspect living and dining spaces, with French doors opening onto the decked rear terrace. The cosy lounge features a log burner and engineered oak flooring, creating a warm, inviting atmosphere. The kitchen is fitted with a range of matching dark wood units, contrasting worktops, and integrated appliances including a double oven, fridge freezer, microwave, and dishwasher. On the first floor, there are two generously sized double bedrooms with built-in wardrobes, a smaller bedroom or study, and a contemporary bathroom with a white suite, black fittings, walk-in rainfall shower, and stylish tiling. The second floor hosts the main bedroom with far-reaching views, a separate shower room, and an additional double bedroom or flexible living space. Externally, the property benefits from a driveway providing off-street parking, secure gated access to the rear, and a garden designed with a mix of lawn, hard landscaping, and patio. A basement offers additional storage, while the impressive garden room is perfect as a playroom or home office. Louth Road is ideally situated for access to local shops and amenities on Ecclesall Road, highly regarded schools, Endcliffe and Bingham Parks, public transport links, and the city centre, hospitals, universities, and the Peak District.



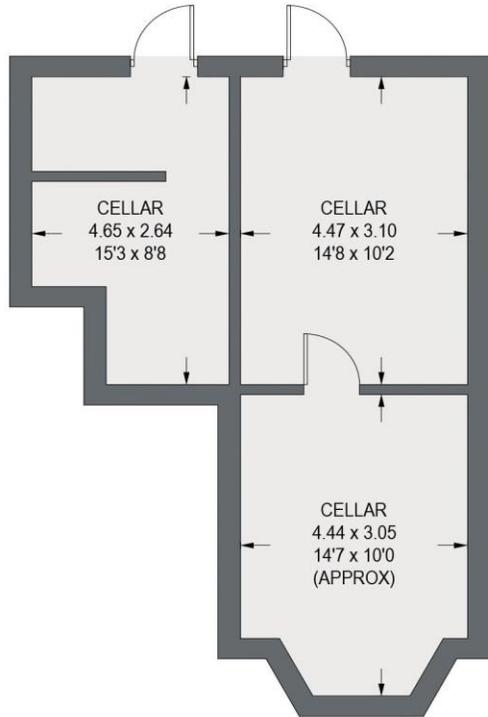


- Stylish 4-Bedroom Semi-Detached Family Home
- Short Walk to Endcliffe Park & Ecclesall Road
- Bright, Dual-Aspect Lounge & Log Burner & Oak Floors
- Modern Kitchen with Integrated Appliances
- Stylish Modern Interior Throughout
- Basement Storage & Versatile Garden Room
- Enclosed Rear Garden with Raised Terrace
- Off Street Parking
- Tenure TBC
- Council Tax Band C, EPC TBC

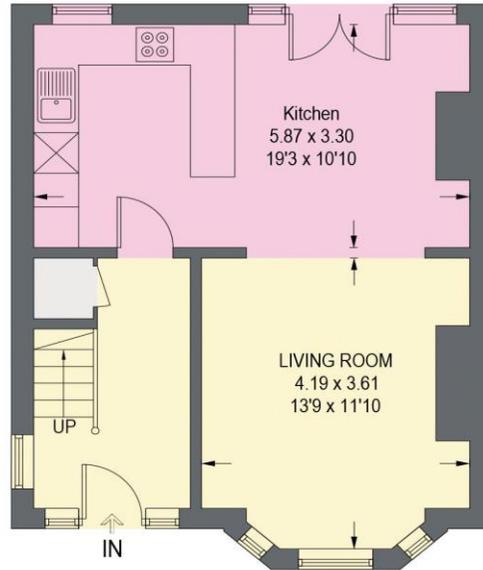


49 LOUTH ROAD

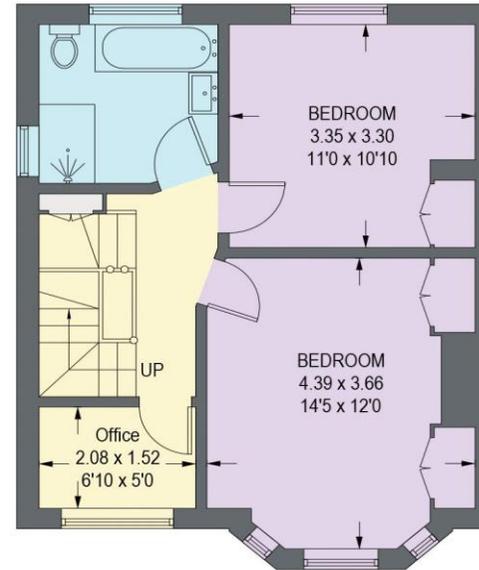
APPROXIMATE GROSS INTERNAL AREA = 153.2 SQ M / 1649 SQ FT
(INCLUDING CELLAR)



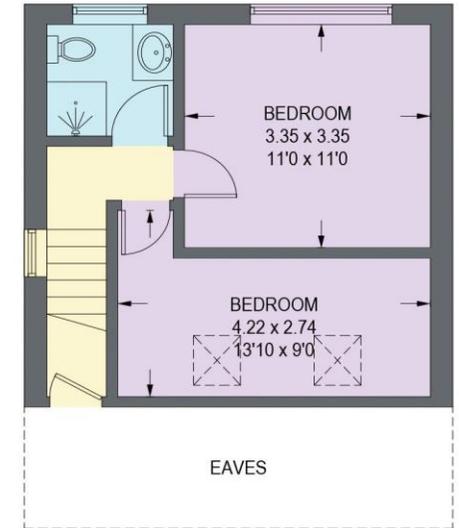
LOWER GROUND FLOOR
38.4 SQ M / 413 SQ FT



GROUND FLOOR
43.4 SQ M / 467 SQ FT



FIRST FLOOR
43.1 SQ M / 464 SQ FT



SECOND FLOOR
28.3 SQ M / 305 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1247468)



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