







43 Ashford Road

Sharrow Vale • Sheffield • S11 8XZ

Guide Price: £220,000 – £230,000

Tenants in situ until 2nd July 2026 A spacious four-bedroom terraced home, ideally positioned for easy access to the excellent shops, bars and restaurants on Ecclesall Road and Sharrow Vale Road. The property benefits from uPVC windows, gas-fired central heating, a fitted kitchen, and a recently installed contemporary bathroom. Offered for sale with no onward chain, and sold with tenants in situ until 2nd July 2026, making it an excellent investment opportunity. The front uPVC glazed door opens into the living room, featuring a grey carpet, a decorative fireplace with living flame gas fire set into a marble hearth and insert, and a wooden surround. A door leads to a small lobby which opens into the rear-facing kitchen, fitted with a range of light wood-effect wall and base units, black laminate work surfaces, white tiled splashbacks, and an integrated electric oven with gas hob and extractor. From here, a door provides access to the cellar and a composite door leads out to the rear yard. From the lobby, stairs rise to the first-floor landing. The front-facing double bedroom is light and airy, with crisp white décor and contrasting carpet. A smaller single bedroom overlooks the rear, alongside the recently installed modern bathroom, fitted with a shower over the bath, vanity hand wash basin, WC, and stylish contemporary tiling. Further stairs lead to the second floor, where you will find a rear-facing bedroom with a dormer window offering fabulous views and a built-in wardrobe. The front-facing bedroom features a Velux window, over-stairs storage, an exposed painted brick wall, and attractive views. Outside: To the rear is a courtyard garden with a flagged terrace and gated side access. To the front is a neat tiled area with steps leading up to the front door. Area: Sharrow Vale is a highly sought-after neighbourhood known for its vibrant independent shops, cafés, bars and restaurants, all set along a charming high street. The area offers excellent local schools, leafy parks and strong transport links, making it popular with young professionals, families and investors alike. Its close proximity to Ecclesall Road and the city centre adds to its appeal.





- Terraced House in S11
- 4 Bedrooms
- Light & Airy Dining Kitchen
- Arranged Over 3 Levels
- uPVC Windows & Gas Central Heating

- Recently Installed Bathroom
- Independent Shops, Cafés & Restaurants Close By
- Popular Location in Sharrow Vale
- Council Tax Band B
- No Chain & Freehold





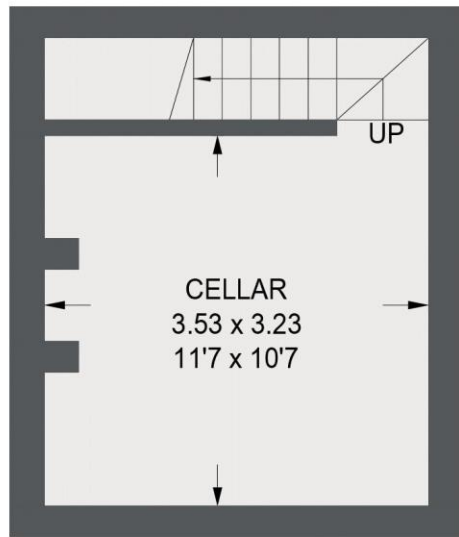
43 ASHFORD ROAD

APPROXIMATE GROSS INTERNAL AREA = 75.1 SQ M / 808 SQ FT

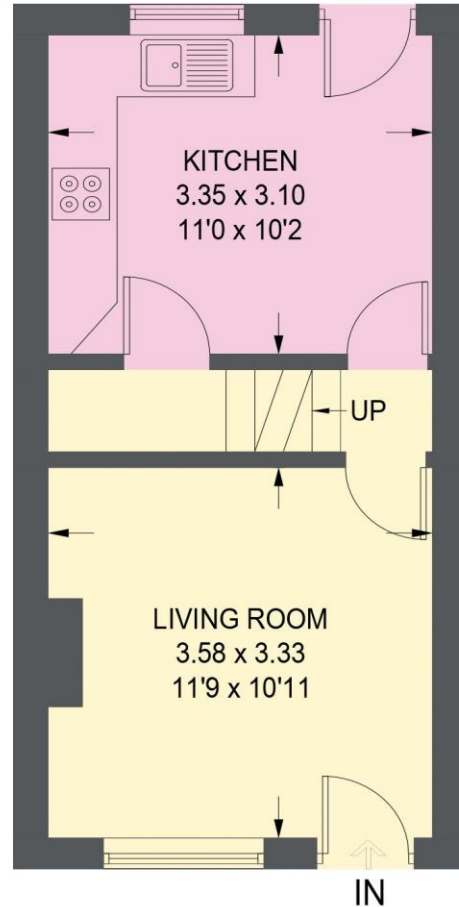
CELLAR = 15.2 SQ M / 164 SQ FT

TOTAL = 90.3 SQ M / 972 SQ FT

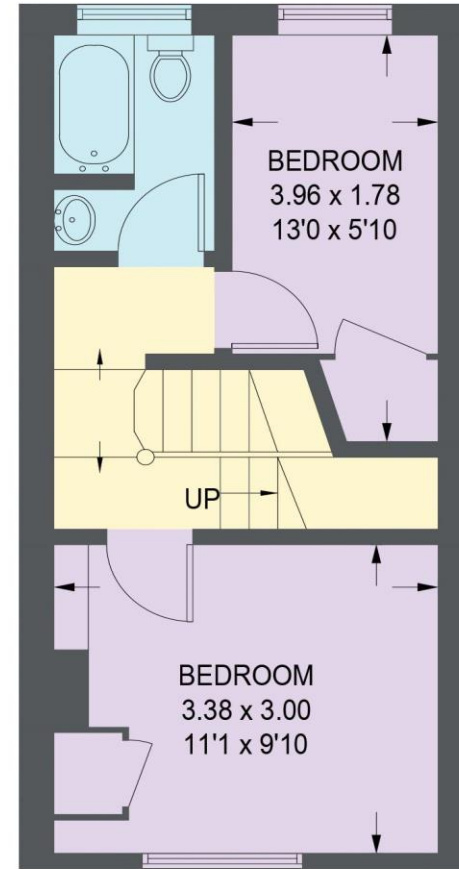
 = REDUCED HEADROOM BELOW 1.5m / 5'0



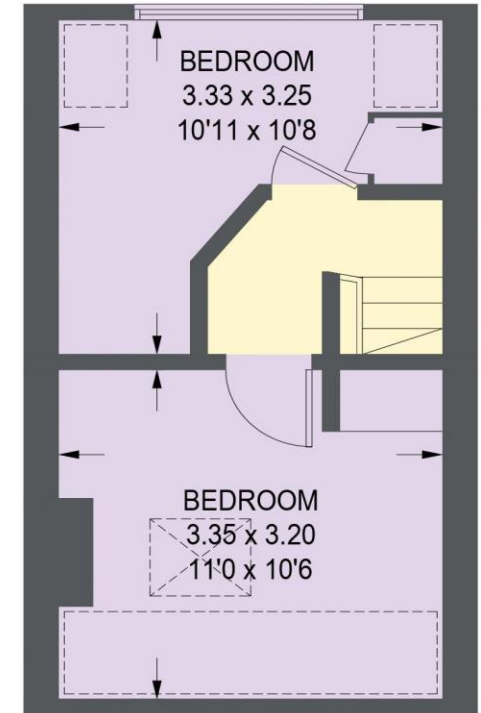
CELLAR
15.2 SQ M / 164 SQ FT



GROUND FLOOR
26.4 SQ M / 284 SQ FT



FIRST FLOOR
26.6 SQ M / 286 SQ FT



SECOND FLOOR
22.1 SQ M / 238 SQ FT

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

