



28, Club Street, Sheffield, S11 8DE

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Description

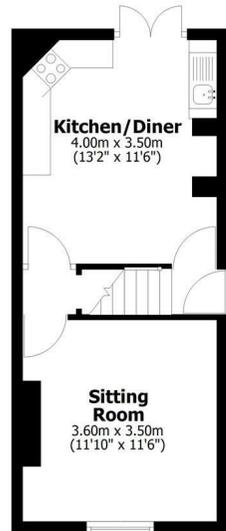
A spacious three bedroom terraced home with accommodation laid out over three floors. The property is situated close to excellent local amenities and within a short walk of Sheffield city centre. It will be ideal for first time buyers wishing to get on the property ladder and investors looking for a buy to let in a popular/lettable area. The property has a modern shower room and a pleasing feel throughout, with generous proportions in the dining kitchen and two of the three bedrooms. Next door has added a dormer window to the loft which suggests this may also be possible here to perhaps add a second bathroom or split the loft to form a valuable fourth bedroom if required (subject to regs). This Freehold property is available with no onward chain and an early viewing is very much advised.

- No onward chain.
- Three bedrooms including two good doubles.
- Potential buy to let or of interest to first time buyers.
- Popular location close to town, the universities and excellent facilities around both Londo Road and Ecclesall Road.
- Modern shower room with contemporary tiling and sanitary ware. The property was re wired in 2009.
- Sitting room at the front with fireplace.
- Dining kitchen with French windows to the garden and part stripped and stained floorboards.
- Freehold and Council Tax Band A.
- Enclosed rear garden.
- Gas central heating, double glazed (majority UPVC) and EPC rated E49.

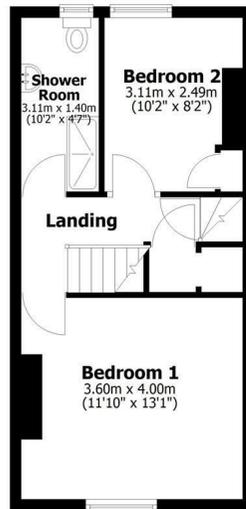




Ground Floor
Approx. 30.1 sq. metres (324.4 sq. feet)



First Floor
Approx. 34.4 sq. metres (370.4 sq. feet)



Second Floor
Approx. 23.0 sq. metres (248.0 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

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

28, Club Street



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