



59, Louth Road, Sheffield, S11 7AU

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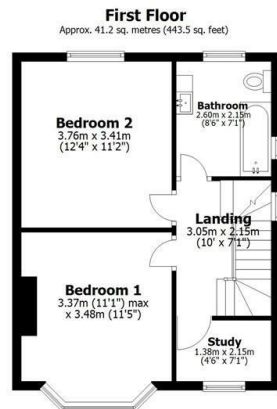
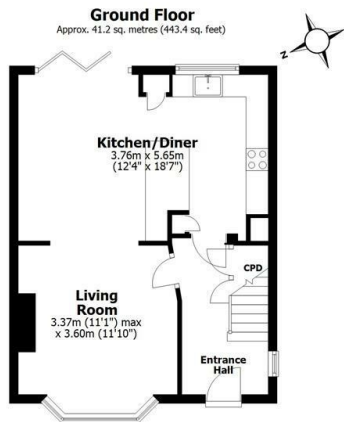
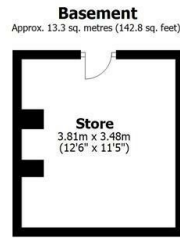
Description

What a lovely property this is. Louth Road is a quiet location in this busy neighbourhood. Unlike some of the other roads in the vicinity Louth is rarely used as a cut through and as such enjoys a more peaceful feel yet still offers the convenience of living close to everything that this vibrant area has to offer. The property itself boasts a modern feel throughout and has modern fixtures and fittings in all the right places. The ground floor, apart from the wide and welcoming reception hall, has an open plan design with the kitchen opening into the dining area, which in turn, opens into the lounge. On the first floor there are two double bedrooms, a family bathroom and the original third, single bedroom/office which has now been made smaller to gain access to the converted attic. It is suggested that this room would make a great home office or could be utilised as a walk in dressing room if preferred. The converted second floor certainly provides the wow factor. Now having a large double bedroom with a stunning easterly facing view from the rear dormer and its own ensuite shower room. A real touch of luxury to complement the rest of the interior. Externally, even though there is no driveway there is an EV charging point to the house and there are further charging bays at the bottom of the road, close to Stainton Road. To the rear there is a decked terrace which can be accessed from the dining room and below this there is a basement store and a lawned garden. The basement store could perhaps be converted into additional accommodation if required (subject to consent) but also provides invaluable storage to the home now the attic has been converted. This exceptional property is complemented by its first class location; close to well regarded schooling, park walks and nearby shops, pubs, restaurants and bus services into town.

- ELR Premium sale - Buyers fees of £595 including VAT will apply.
- Three/four bedrooms with the fourth being ideal as a home office or dressing room.
- Wide and welcoming reception hall with a contemporary, glazed balustrade to the staircase.
- Open plan lounge, dining kitchen with media wall, bay window and bifolds to the rear deck and garden.
- Family bathroom.
- Basement storage room with potential for conversion (subject to regs).
- Rear lawned garden and a separate deck.
- EV charging point, gas central heating and UPVC double glazing all combine to create an excellent EPC rating of C69.
- Council Tax Band C and an 800 year lease from 1934 at an annual ground rent of £5.
- Close to great schools, park walks, bus services and superb local shops, bars and restaurants.







Total area: approx. 129.0 sq. metres (1388.4 sq. feet)

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

59 Louth Road



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