

188, Sharrow Lane, Sheffield, S11 8AR

188, Sharrow Lane

Sheffield, S11 8AR

Description

A terrace with a difference! This property has been lovingly restored and renovated by the current owners into a quite delightful home. With an excellent range of accommodation over three floors, supported by a storage cellar that offers potential for further development, subject to the necessary consents. The property has attractive décor, complemented by modern fixtures and fittings throughout. If you like cooking then the kitchen with its central island/breakfast bar and range oven will be sure to appeal and the front lounge is also a lovely space to unwind. Upstairs there are four bedrooms and a luxurious bathroom which will provide space for the family market or an additional home office if required. The hard work and attention to detail has continued outside with a smart, end of run landscaped garden featuring a dining patio outside the kitchen. The patio features Indian stone flag stones and a stainless steel sink and drainer, with both hot and cold water from a butchers tap, making it great for BBQs and entertaining. Beyond the terrace you will find the bespoke garden office/cabin that has been designed to fit onto the original gardeners W.C (with hot water supply) and provide space for those who now spend time working from home. At the foot of the garden there is a further, seated terrace area that is designed around raised beds and a mature blossom tree. Sharrow is a vibrant neighbourhood which is found very close to the city centre and on the fringe of both the fashionable areas of Nether Edge Village and Sharrowvale. The area is going from strength to strength and rapidly increasing in value. The combination of the landscaped garden, home office, cellar storage and deceptively spacious accommodation surely combine to make this one of the areas most attractive houses in this price bracket and it is suggested that this is an opportunity that really shouldn't be missed.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Four bedrooms including three good doubles.
- Luxurious bathroom with underfloor heating and elegant tiling framing the modern sanitaryware.
- Well presented front lounge.
- Breakfast kitchen with modern units and a central breakfast bar.
- Storage cellar with potential for further development.
- Superb, end of run garden which features an Indian stone BBQ patio, raised seating area and central lawn.
- Bespoke, handmade garden office/cabin with (insulated and having under floor heating) adjacent, heated, gardeners W.C.
- Freehold and Council Tax Band A.
- Super location close to fashionable Sharrowvale and within easy walking distance of the city centre and the eclectic mix of catering establishments on London Road.
- Modern gas central heating and UPVC double glazing combine to produce an EPC rating of D63.







Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.