





## 59 Vauxhall Road

Wincobank • Sheffield • S9 1LE

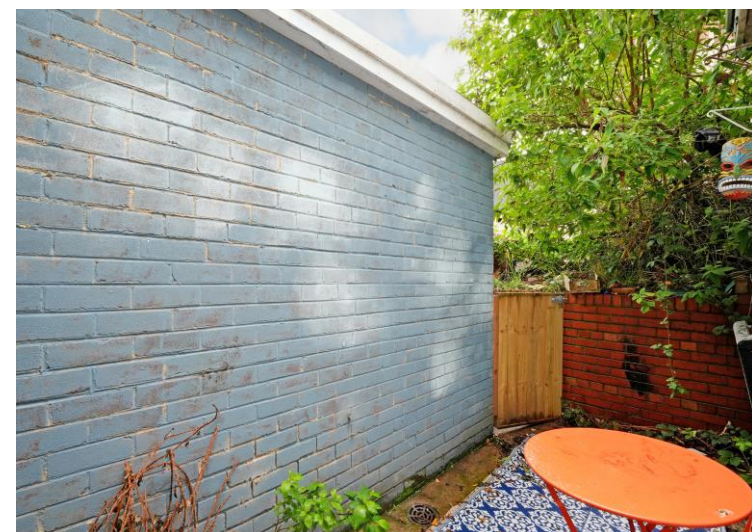
Asking Price £100,000

Partly refurbished and stylishly presented throughout, this mid-terrace home offers modern accommodation ideally suited to first-time buyers, professionals, or investors alike. Conveniently located close to a wide range of local amenities and excellent transport links, the property combines contemporary finishes with practical living space throughout. A UPVC entrance door opens into a bright and welcoming living room, finished with crisp white décor, modern grey carpeting, and contemporary stainless-steel sockets and switches, creating a clean and contemporary feel. A front-facing UPVC window allows excellent natural light while enjoying pleasant views across the open green space opposite. To the rear of the property is a modern fitted kitchen, styled with sleek white gloss units, complementary work surfaces, and attractive brick-effect tiled splashbacks. Integrated appliances include an oven, electric hob, and extractor hood, while additional space and plumbing are provided for further appliances. Wood-effect tiled flooring adds practicality and warmth, and a generous rear-facing window overlooks the courtyard garden. Access from the kitchen leads down to a useful cellar, providing excellent additional storage space. Beyond the kitchen is a rear entrance lobby with useful cloakroom storage and access to the contemporary bathroom. The bathroom is fitted with a stylish white suite incorporating a rainfall shower over the bath, modern tiling, and a chrome heated towel rail. The first floor offers two bedrooms. The principal front-facing double bedroom enjoys a pleasant leafy outlook across the green space, while the second bedroom overlooks the rear courtyard and benefits from built-in storage housing the Vaillant combination boiler. Externally, the property benefits from a fully enclosed rear courtyard with gated access, creating a private and low-maintenance outdoor seating area. Situated within the popular residential area of Wincobank, Vauxhall Road is well placed for access to a range of local shops, schools, supermarkets, and everyday amenities. Excellent transport links provide convenient access to Meadowhall Shopping Centre, Sheffield city centre, the M1 motorway network, and regular public transport routes, while nearby green spaces and walking areas further enhance the appeal of this well-connected location.



- Partly Refurbished Mid Terrace in S9
- 2 Bedrooms
- Fitted Modern Kitchen
- Contemporary Bathroom
- Gas Central Heating & Double Glazing

- Rear Courtyard
- Excellent Transport Links
- No Onward Chain
- Freehold
- Council Tax Band A, EPC Rating TBC



# 59 VAUXHALL ROAD

APPROXIMATE GROSS INTERNAL AREA = 54.5 SQ M / 586 SQ FT

CELLAR = 17.1 SQ M / 184 SQ FT

TOTAL = 71.6 SQ M / 770 SQ FT

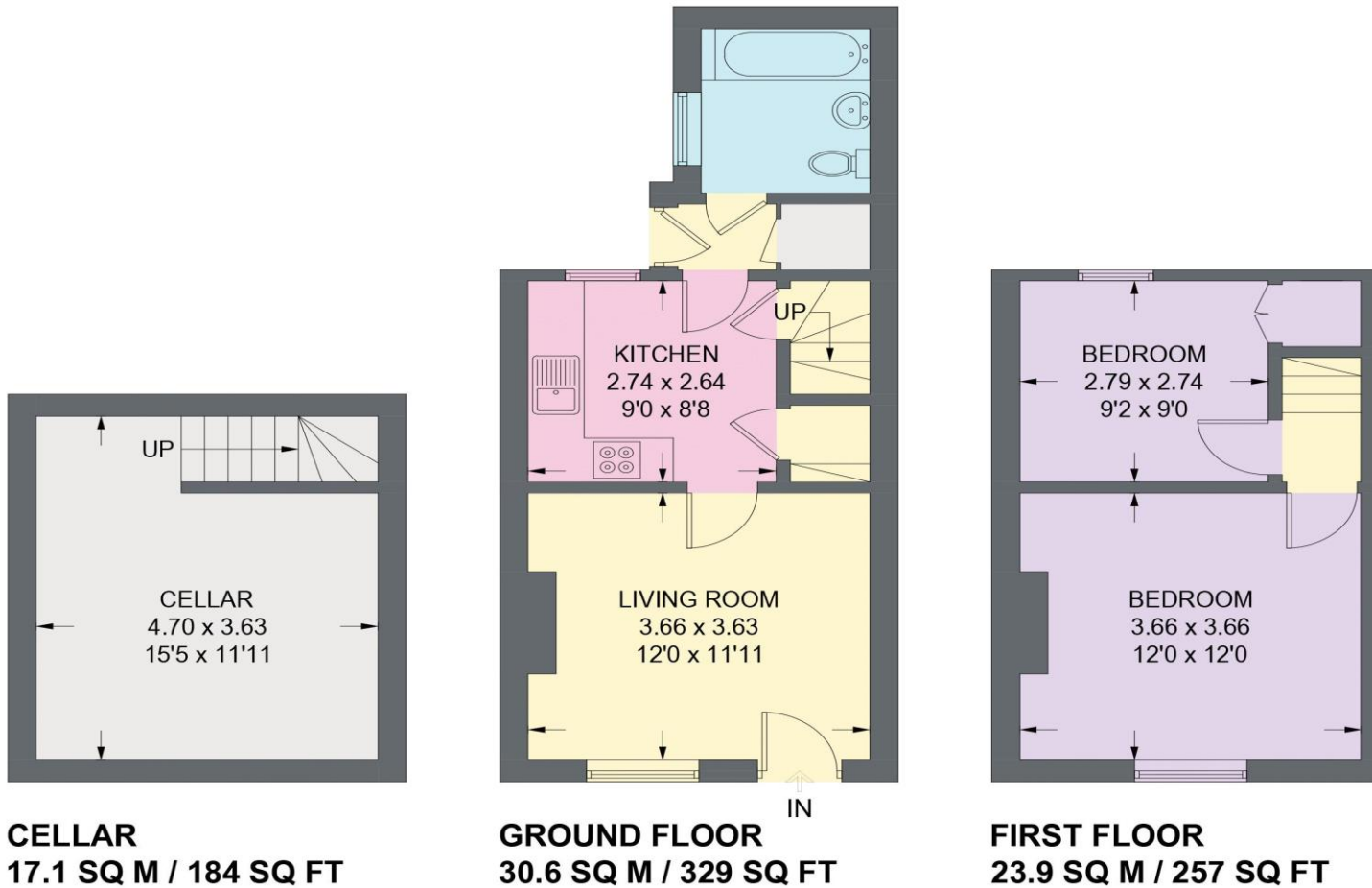


Illustration is for identification purposes only, measurements are approximate, not to scale.

(IDMRP2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.