
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
14, Robinson Road, Sheffield, S2 5QW

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Description
A fantastic opportunity to purchase this three bedroom mid terraced home in the heart of Sheffield! Offered with no onward chain, this property will suit a wide range of buyers, including those looking for their first time buy and investors alike.
Internally, the property is laid out over three floors, consisting of a frontsitting room, open plan dining room to the rear, two bedrooms and bathroom to the second floor and a third bedroom on the top floor. In addition, there is a cellar space to the lower ground floor, as well as a well proportioned rear garden, offering a peaceful retreat, as well as further storageby way of outbuildings and shed.
The sitting room provides a welcoming space to relax in with family and friends, with a gas powered fireplace at its focal point. To the rear of the property downstairs, an open plan dining/kitchen space really allows the budding cook to socialise whilst creating culinary delights. The kitchen has a standalonegas power stove, and offers space for a washing machine/tumble dryer, as well as ample worktop space.
Access from the kitchen is provided via the rear door in to the garden - one of the biggest plots on the street! Featuring a patio area as well as a lawned area, alongside outbuilding for storage and a storage shed at the end, itis the perfect space to relax in as well as build upon the already well established borders.
The the first floor is the master bedroom, which is wider than most on the street, and includes an array of built in storage. Certainly, this bedroom is one of the biggest you will find in a terraced house of this type! Across the landing, the bathroom and third bedroom are situated. Perhaps in need of some modernisation, the bathroom is well serviced with three piece suite.
To the top floor of the property is the attic room, a private retreat for older children that would benefit from their own space, with a cupboard space at the top of the stairs for further storage.
Although not included on the title of this property, there is an opportunity to purchase a single garage across the road by seperate negotiation. The garage will provide the buyer with secure off road parking, a certain bonus to a terrace property in the city.
Availablewith no onward chain, this property is available to view immediately. Please call ELR on 0114 268 3388 to book your viewing.

The Location
Situated just off of City Road, Robinson Road is a much quieter through street offering its own community.
Considering its location, Sheffield City Centre is a stonesthrow from the property, which offers a vast array of shops, bars and eateries, as well as all of the amenities expected, as well as access to travel options running further afield. The development of nearby Park Hill flats has booested the area somewhat, and now offers a range of independent shops, cafes and creative spaces. Installed in 2026, the Gaia Sculpture is a perfect space to enjoy, following its showcase as part of the 'On The Edge' garden at the Chelsea Flower Show.

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.

- A superbly proportioned three bedroom mid terrace home in a popular location.
- Immaculately maintained rear garden, benefitting from outhouses and storage shed.
- Additional benefit to purchase a single garage on the same street by seperate negotiation.
- Council Tax Band: A. EPC Rating: 63 D
- Tenure: Freehold
- No onward chain
- Walking distance to Sheffield City Centre and closeto local bus routes.
- Perfect property for First Time Buyers and Families.





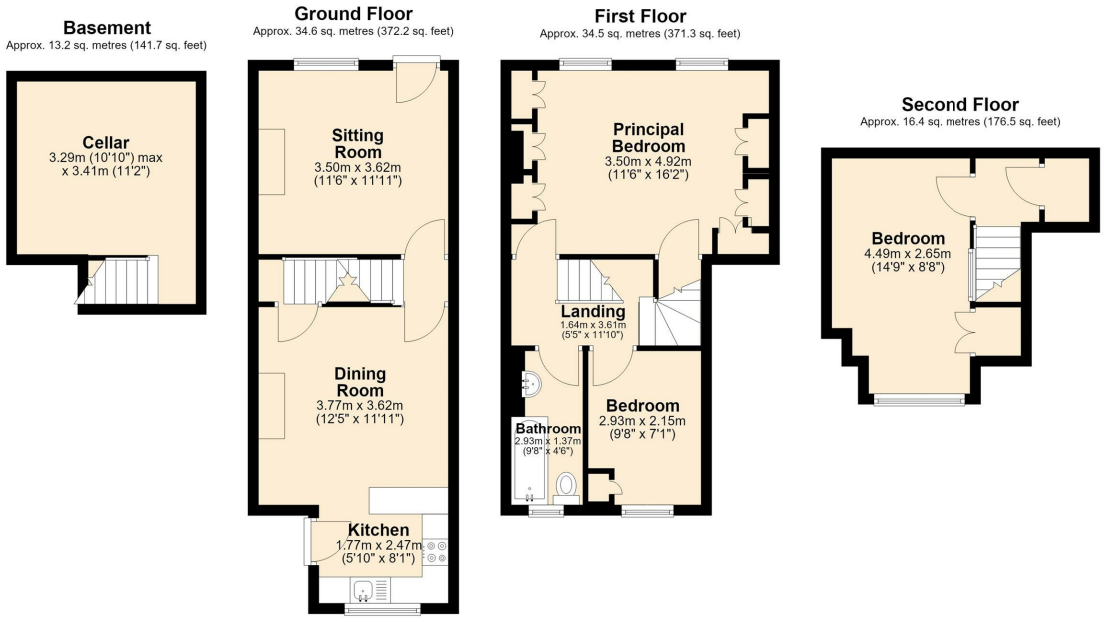







SHEFFIELD





Total area: approx. 98.6 sq. metres (1061.7 sq. feet)





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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.