



37 Milton Road, Sheffield, S7 1HP

Offers In The Region Of £275,000

- Stone Fronted Mid Terraced Property
- Three Bedrooms
- UPVC DG/GCH
- Charming Rear Garden
- Close to Local Amenities
- NO CHAIN
- Sought After Location in Leafy Suburb
- Well Proportioned Accommodation Over Three Floors
- Requiring Cosmetic Upgrading

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Offered for sale is this charming three bedroom, stone fronted mid terraced property which offers well proportioned accommodation over three floors. Located in the ever popular conservation area of Nether Edge, serviced by local shopping facilities, close to local parks and cosmopolitan bistros, shops and bars and is approx. 3 miles from the City Centre. Whilst this generously sized period property requires some cosmetic modernisation it does retain its original charm and benefits from gas fired central heating and double glazing.

The accommodation briefly comprises: Entrance Lobby Living Room, Dining Room, Kitchen and Cellar area. First Floor Landing, Two bedrooms and Bathroom, Second Floor Landing, Bedroom Three. The property has a forecourt garden to the front and a lovely lawned garden to the rear.



Council Tax Band: B



ACCOMMODATION

GROUND FLOOR

LIVING ROOM

Having a uPVC double glazed bay window, cornice to the ceiling, a central heating radiator and a tiled fireplace with inset gas fire.

INNER LOBBY

Having a uPVC door and a staircase leads to the first floor accommodation.

DINING ROOM

Having a uPVC double glazed window, a central heating radiator, cornice and rose to the ceiling, a built in cupboard, picture rail and access to the under the stairs storage area

KITCHEN

Being fitted with a range of units above and below roll top work surfaces, which incorporates a stainless steel one and half bowl sink with mixer taps. There is also an electric oven with a four ring gas hob, tiled splash backs, space for a free standing cooker, space and plumbing for an automatic washing machine, wall mounted Worcester Combination boiler, a uPVC double glazed window and uPVC double glazed door, Access is provided to the cellar.

CELLAR

FIRST FLOOR

LANDING

Having a central heating radiator and a staircase that leads to the second floor accommodation.

BEDROOM ONE

Having a front facing uPVC double glazed window, an under the stairs cupboard and a central heating radiator.

BEDROOM TWO

Having a rear facing uPVC double glazed window over looking the garden, a built in wardrobe and a central heating radiator.

BATHROOM

Being fitted with a modern three piece suite comprising of a free standing bath, a vanity wash hand basin with storage below, a low

flush w/c and a corner shower cubicle with thermostatic shower. There are also tiled splashback and flooring, a uPVC double glazed window, a ladder style tower radiator and recessed ceiling spotlights.

SECOND FLOOR

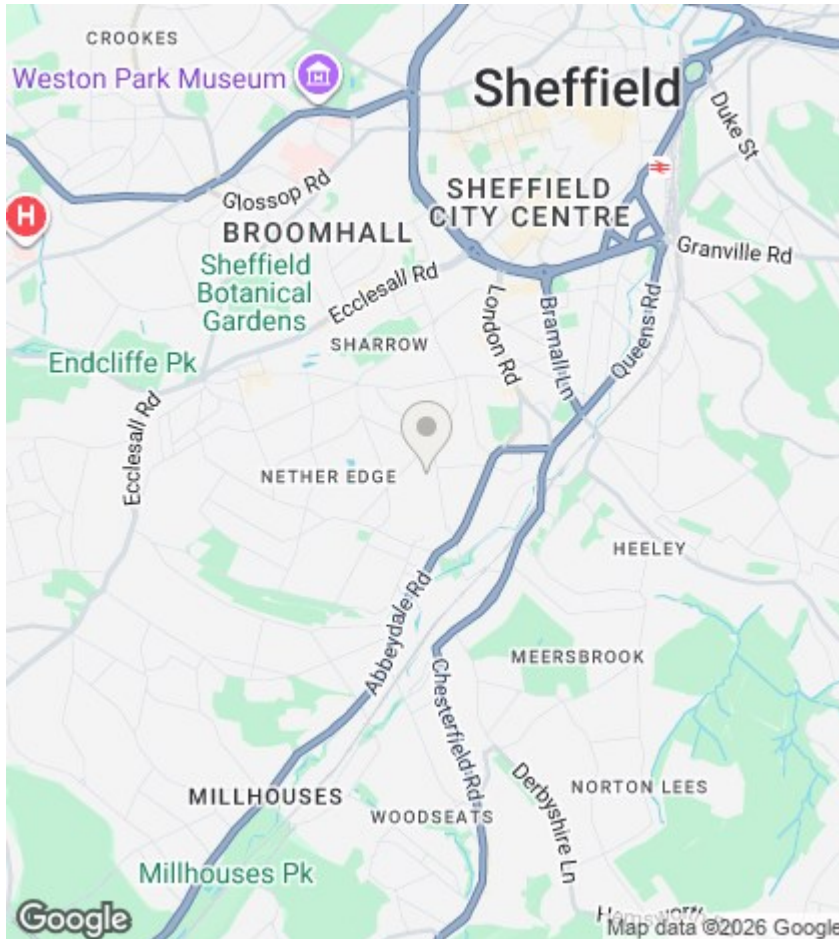
LANDING

BEDROOM THREE

Having a uPVC double glazed dormer window and a central heating radiator.

OUTSIDE

To the front of the property sees a forecourt garden. To the rear is a charming lawned garden with floral beds, a patio area and greenhouse.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

