

FLOOR PLAN

DIMENSIONS

Dining Room

11'11 x 11'5 (3.63m x 3.48m)

Lounge

15'4 x 11'5 (4.67m x 3.48m)

Kitchen

16'2 x 6' (4.93m x 1.83m)

Landing

Bedroom One

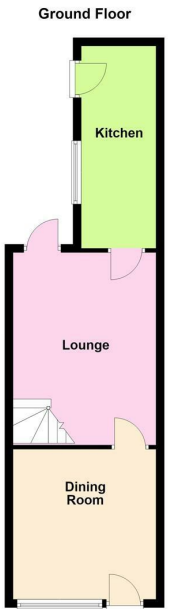
12' x 12'8 (3.66m x 3.86m)

Bedroom Two

12' x 9'6 (3.66m x 2.90m)

Bathroom

9'6 x 6' (2.90m x 1.83m)

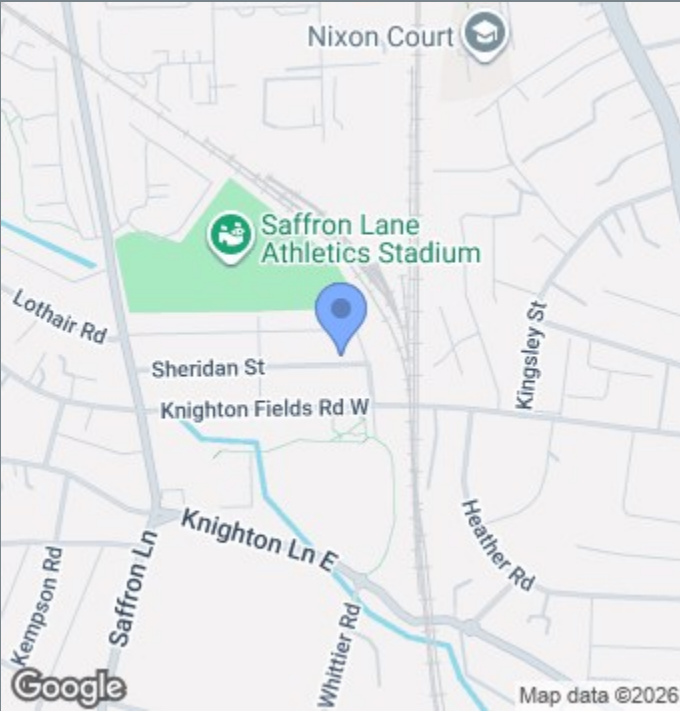


OVERVIEW

- Ideal Investment Or First Time Purchase
- Great Location
- No Upward Chain
- Dining Room
- Lounge & Kitchen
- Two Double Bedrooms
- Bathroom
- Low Maintenance Garden
- Viewing Is Essential
- EER - , Freehold, Tax - A

LOCATION LOCATION....

Sheridan Street enjoys a wonderfully convenient position just off Saffron Lane, placing a fantastic range of everyday amenities within easy reach. Local convenience stores, a Post Office, cafés & takeaways are close by, with Morrisons on Aylestone Road providing a larger supermarket and Leicester city centre offering an even wider choice of shopping, dining & entertainment. Families are particularly well catered for, with Knighton Mead Primary Academy only a short stroll away, alongside further schooling nearby. There are plenty of opportunities to enjoy some fresh air too, with local recreation grounds, sports facilities & Knighton Park within easy reach, while Aylestone's riverside & canal-side green spaces are also nearby. The area has an established community feel with local facilities, schools & leisure amenities all close to home. Travel is particularly convenient, with regular buses running along Saffron Lane, Leicester railway station approximately 2.2km away & straightforward road links towards the city centre, A563, M1 & M69. With shops, schooling, green spaces & excellent transport links on the doorstep, Sheridan Street is a brilliantly placed spot for enjoying city life while still having plenty of outdoor space nearby.



THE INSIDE STORY

An ideal opportunity for first-time buyers, investors or those looking to take their next step on the property ladder, this well-presented two-bedroom terraced home is offered to the market with no onward chain & enjoys a convenient location close to a range of everyday amenities. Step inside & you are welcomed into a lovely dining room, providing a versatile space for family meals, entertaining friends or even creating a useful work-from-home area. The lounge sits towards the rear of the property, offering a comfortable place to relax & unwind, with a door opening directly onto the garden – perfect for letting the fresh air in during the warmer months. The kitchen is both practical & inviting, fitted with a generous range of shaker-style wall & base units providing plenty of storage & preparation space. A breakfast bar creates the perfect spot for a morning coffee, quick bite to eat or informal dining, while a further door leads conveniently out to the rear garden. Upstairs, the landing gives access to two well-proportioned double bedrooms, offering plenty of flexibility for couples, a young family, guests or those needing a dedicated home office. Completing the first floor is the family bathroom. Outside, the rear garden offers a lovely space to enjoy without being overly demanding, with a patio area ideal for outdoor dining & summer barbecues, together with a raised decked seating area providing another spot to sit back, entertain or enjoy the sunshine. With its two double bedrooms, versatile living space, garden & no onward chain, this appealing home would make a fantastic first purchase or a great addition to a rental portfolio.

