





10 Linden Avenue

Woodseats • Sheffield • S8 0GA

Asking Price £525,000

Considerably improved by recent owners is an attractive 4-bedroom Edwardian semi-detached house situated on a highly sought-after tree lined road. Accommodation measuring an impressive 1,876 sq. ft to include the basement rooms. Retains period features enhanced by stylish décor, complemented by a recently installed modern kitchen. Benefits from gas central heating, partial double glazing and a security alarm. Freehold. On the ground floor, there is an entrance lobby with a door into the reception hall, having high ceiling, period features and stairs to the first floor. The bay window lounge is generous in size with a pleasant outlook and log burner creating cosy atmosphere. A wide opening lead through into the dining room, with a continuation of the warm, neutral tones and Amtico flooring, offering a garden outlook. The off-shot kitchen has been replaced by current owners for a bold, shaker design, topped with solid wooden worktops, Belfast sink and range of integrated appliances. A side door leads into the garden and an internal door leads down to the basement, consisting of a range of cellars, the rear room having a window and radiator. There is scope for conversion, subject to consents. On the first and second floor, there are four beautifully presented bedrooms, two being on the first floor and two on the second floor. The front master bedroom on the first floor is generous in size, a stunning, elegant room, light and airy, complemented by period fireplace and bespoke built in storage. The attic bedrooms provide the potential to extend into the eaves, add a rear dormer and an en-suite if required, subject to consents. The off-shot bathroom is equipped with a modern white suite, finished with stylish tiling and separate WC. The rear bedroom and bathroom have impressive panoramic views. Outside, there is a lawned front garden with borders and an adjoining driveway. At the rear is a lawned garden with borders, patio and raised decked terrace to take full advantage of the views. Linden Avenue is a beautiful road with numerous character properties, well-placed for local shops and amenities, schools, recreational facilities and access links to the city centre, hospitals, universities, train stations, motorway and the Peak District.



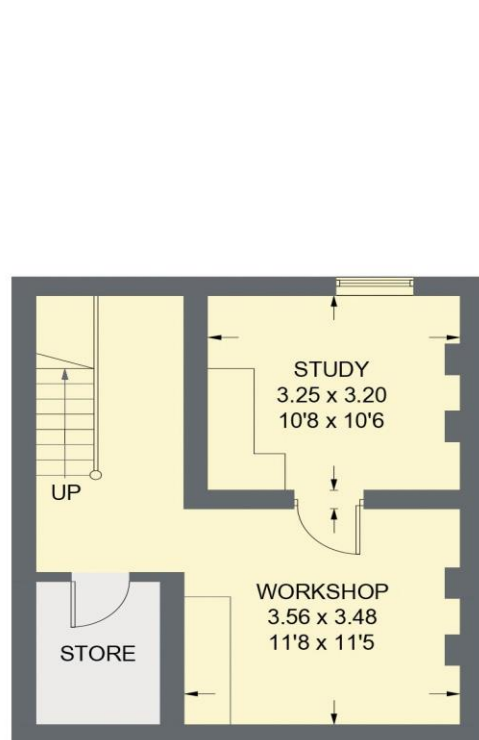
- Edwardian Semi-Detached House
- 4 Bedrooms & Family Bathroom
- Far Reaching Panoramic Views
- Recently Installed Modern Kitchen
- Open Plan Living Area with Log Burner
- Highly Sought-After Tree Lined Road
- Panoramic Views
- Generous Garden & Decked Terrace
- Freehold
- Council Tax Band D, EPC Rating D

10 LINDEN AVENUE

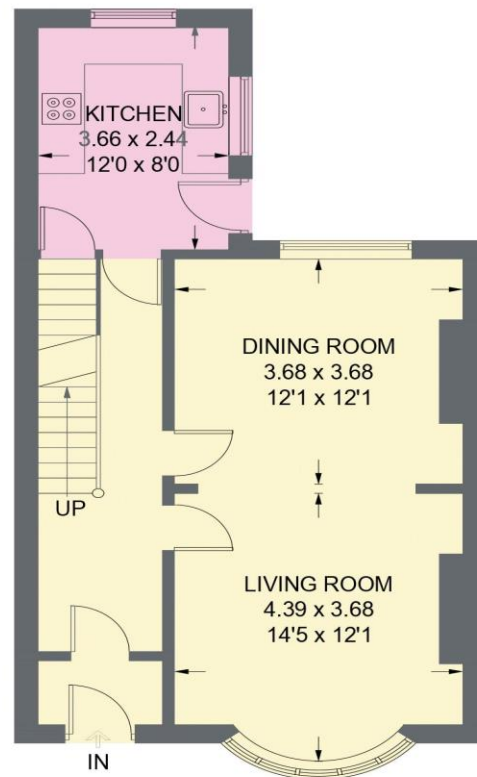
APPROXIMATE GROSS INTERNAL AREA = 139.4 SQ M / 1501 SQ FT

CELLAR = 38.4 SQ M / 413 SQ FT

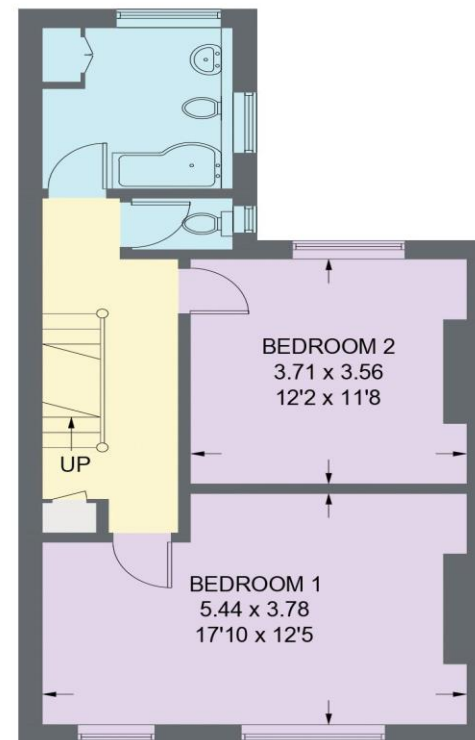
TOTAL = 177.8 SQ M / 1914 SQ FT



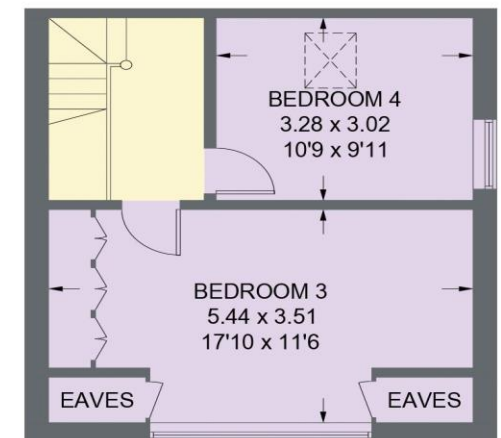
CELLAR
38.4 SQ M / 413 SQ FT



GROUND FLOOR
52.2 SQ M / 562 SQ FT



FIRST FLOOR
51.0 SQ M / 549 SQ FT



SECOND FLOOR
36.2 SQ M / 390 SQ FT

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

(IDMRP2020)

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.