





127 Cartmell Road

Woodseats • Sheffield • S8 0NL

Guide Price £150,000 - £160,000

A two-bedroom terrace house on a popular road, requiring a scheme of general updating. Accommodation on two floors with the benefit of gas central heating run off a combination boiler and double-glazing. Carpets included. End of row rear garden. No chain. Viewing recommended. On the ground floor, a front entrance door opens into a lounge with period features, a grey, wood effect floor, and a focal living flame gas fire. The dining kitchen has a light and airy feel with a range of fitted units, a sink set beneath a rear window with a pleasant outlook, splash-back tiling, and a wood effect floor. Included in the sale is an integrated oven and a gas hob. Also included is a freestanding washing machine, fridge, and freezer. Beside a rear door to the garden is a wall-mounted Vokera combination boiler. Off the kitchen is a cloakroom with a WC and a wash basin, with a further door and steps leading down to the storage cellar. On the first floor, there are two bedrooms and a shower room. The front bedroom is a double room with white décor and a grey carpet. The rear bedroom is a single room with white décor, a grey carpet, storage cupboards, and a ceiling hatch to the loft. The shower room has a shower enclosure, a vanity wash basin, WC, Herringbone style flooring, and a heated towel rail. Outside, a shared passageway provides access to the rear where there is an end of row garden with a patio and planting. Cartmell Road is a popular road, well-placed for local shops and amenities on Abbeydale Road, Millhouses, and Woodseats. There are local schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, train stations, and the Peak District.



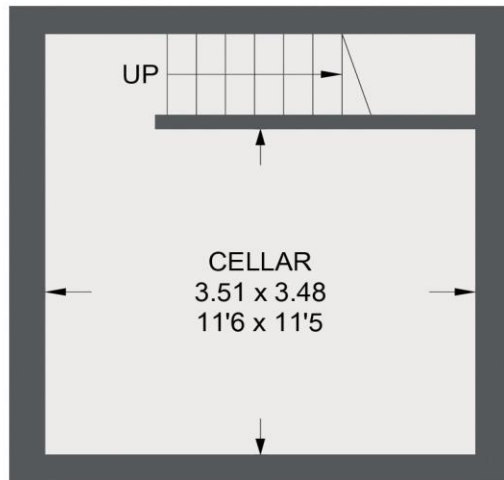
- Mid-Terrace House
- 2 Bedrooms
- GCH with a Combination Boiler
- Double Glazing
- Needs General Updating

- End of Row Garden
- No Chain
- Leasehold – 800 Years @ £8pa
- EPC Rating C
- Council Tax Band A

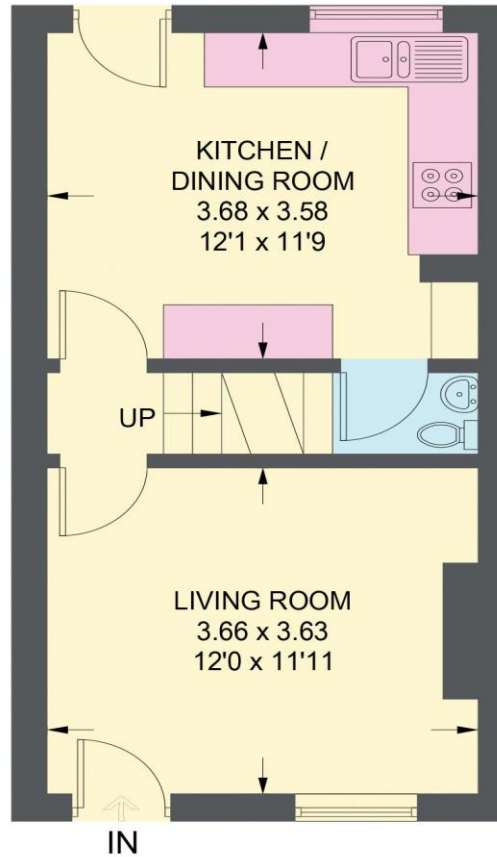


127 CARTMELL ROAD

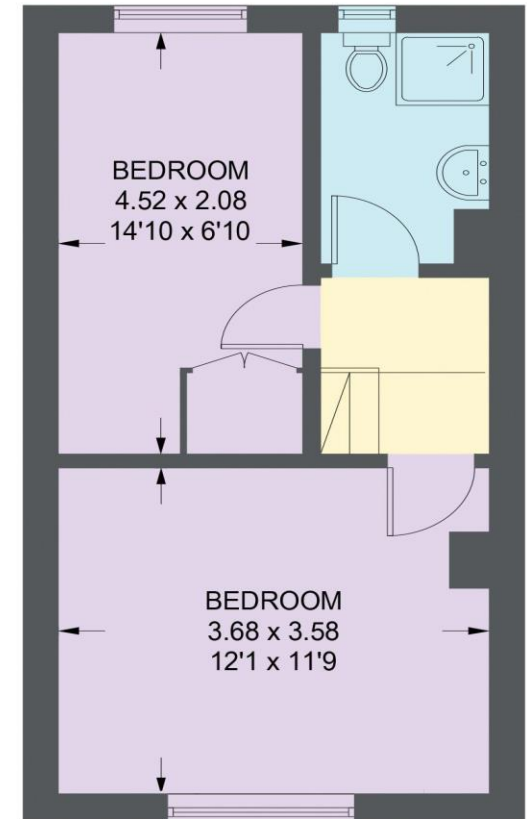
APPROXIMATE GROSS INTERNAL AREA = 62.4 SQ M / 672 SQ FT
CELLAR = 17.2 SQ M / 185 SQ FT
TOTAL = 79.6 SQ M / 857 SQ FT



CELLAR
17.2 SQ M / 185 SQ FT



GROUND FLOOR
31.3 SQ M / 337 SQ FT



FIRST FLOOR
31.1 SQ M / 335 SQ FT

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

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.