



Shirecliffe Road

Sheffield, S5 8XD

Offers In The Region Of £200,000



- 3 BED EXTENDED SEMI DETACHED
- ADDITIONAL CONVERTED LOFT ROOM
- OPEN PLAN SLEEK KITCHEN/DINER
- DRIVEWAY FOR TWO CARS
- NO UPWARD CHAIN
- CONSERVATORY
- NEUTRAL WHITE DECOR THROUGHOUT
- SIZEABLE GARDEN READY FOR YOU TO PUT YOUR OWN STAMP ON IT
- CLOSE TO AMENITIES, SCHOOLS, HOSPITAL AND THE CITY
- COUNCIL TAX BAND

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NO UPWARD CHAIN! Nestled on the desirable Shirecliffe Road in Sheffield, this contemporary three-bedroom extended house offers an exceptional blend of space, style, and flexibility, making it an ideal choice for growing families or those in need of extra room.

At the heart of the home lies a modern kitchen/diner, featuring sleek dark grey units and contrasting work surfaces, complemented by integrated appliances that enhance both functionality and aesthetics. The downstairs layout is thoughtfully designed to provide versatility; whether you prefer an open space for entertaining guests or a more intimate setting for family gatherings, this home caters to your lifestyle needs.

Additional living space is provided by a delightful conservatory and a converted attic, both of which offer endless possibilities. These areas can be transformed into extra reception rooms, a home office, or simply a comfortable retreat for relaxation. The rear garden, while in need of a little tender loving care, presents a wonderful opportunity for the new owner to personalise and create an outdoor haven.

Conveniently located, this property is just a short distance from Sheffield city centre, ensuring easy access to a variety of local amenities. The Northern General Hospital is nearby, along with reputable schools, making it an excellent choice for families. Furthermore, with easy access to the M1 motorway, commuting is a breeze.

In summary, this extended three-bedroom house on Shirecliffe Road is a fantastic opportunity for those seeking a home that combines modern living with the potential for personalisation. Don't miss your chance to make this property your own.

ENTRANCE PORCH

A glazed uPVC door opens into a handy porch, where practical wood-effect vinyl flooring makes light work of muddy paws and wellies alike. Sockets are on hand for charging or convenience, while a further glazed uPVC door leads through into the entrance hall. Here, a wall-mounted radiator keeps things comfortable and a wall light adds a welcoming touch, with stairs rising to the first floor and a door opening directly into the living room.

LIVING ROOM

13'5" x 11'5" (4.11 x 3.49)

A sumptuous living room sets the tone, enhanced by ambient wall lighting and a wood-panelled feature wall that adds real character. A large uPVC bay window draws in plenty of natural light, while radiators keep the space warm throughout. Glazed French doors open through into the kitchen, offering the flexibility to open up for entertaining or close off for a cosy night in.

KITCHEN

16'8" x 10'7" (5.10 x 3.25)

A sleek, contemporary kitchen hosts an array of dark grey matt wall and base units, providing plenty of storage space, complemented by contrasting white-speckled work surfaces. An inset composite sink and drainer with chrome mixer tap sits alongside an inset electric hob with matt black extractor above, while integrated appliances include an electric oven, washing machine and dishwasher, plus space for an American-style fridge/freezer. A housed combi boiler and vertical grey radiator sit neatly within the space, with inset spotlights and two uPVC windows completing the picture, and an archway opening through into the dining area to create a great family hub.

DINING AREA

8'10" x 6'10" (2.71 x 2.09)

A generously sized dining area offers wall-mounted storage units and a wall-mounted radiator, with a uPVC glazed side door providing convenient access and uPVC sliding doors opening through into the conservatory.

CONSERVATORY

9'9" x 7'8" (2.98 x 2.36)

A great additional living space to use as you wish, comprising uPVC windows, sockets and lighting, with glazed uPVC French doors opening out onto the raised deck of the garden.

LANDING

A roomy landing hosting a uPVC window large built in storage cupboard and stairs rising to the attic room.

BEDROOM 1

12'1" x 9'11" (3.69 x 3.03)

An elegant master bedroom continues the wood-panelled feature wall theme, while a uPVC bay window drenches the room in natural light, complete with a wall-mounted radiator.

BEDROOM 2

10'0" x 7'8" (3.06 x 2.35)

A roomy second bedroom offers a built-in storage cupboard, wall-mounted radiator and rear-facing uPVC window.

BEDROOM 3

6'7" x 6'0" (2.03 x 1.85)

A good size for use as a single bedroom, nursery or home office, this room comprises a wall-mounted radiator and uPVC window.

BATHROOM

A modern family bathroom comprises a bath with drench shower over, white gloss vanity unit with inset sink, and low-flush WC. A wall-mounted chrome heated towel rail, extractor and frosted uPVC window complete the space.

LOFT ROOM

13'8" x 10'11" (4.17 x 3.33)

A further space for you to use as you need, stairs lead up to a converted attic space, complete with two skylights, fitted eaves storage cupboards, lighting, sockets and exposed beams.

GARAGE

18'5" x 8'10" (5.63 x 2.7)

Offering the extra storage space we all crave, this space hosts a side uPVC door, complete with two uPVC windows and sockets.

EXTERIOR

To the front, a shale driveway provides much sought-after off-road parking for two cars, with a shared driveway leading down the side of the house towards the garage. To the rear, a fully enclosed tiered garden awaits — a raised deck with wrought-iron balustrade (in need of a little TLC) leads via steps down to a sizeable garden featuring two artificial lawn areas, a pebbled bed and a wood-built canopy, which will benefit from some upgrades. Handy outdoor sockets complete the space.

Floorplan



Total floor area 112.9 m² (1,215 sq.ft.) approx

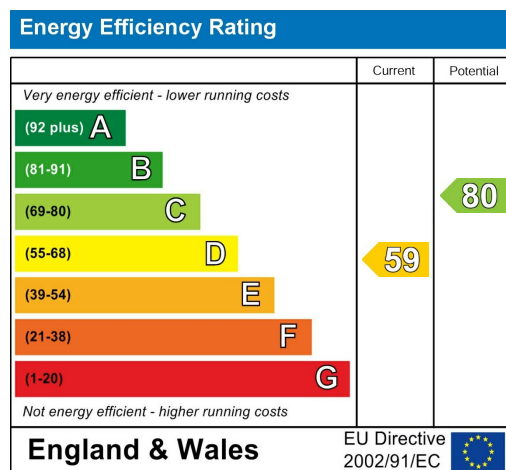
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io







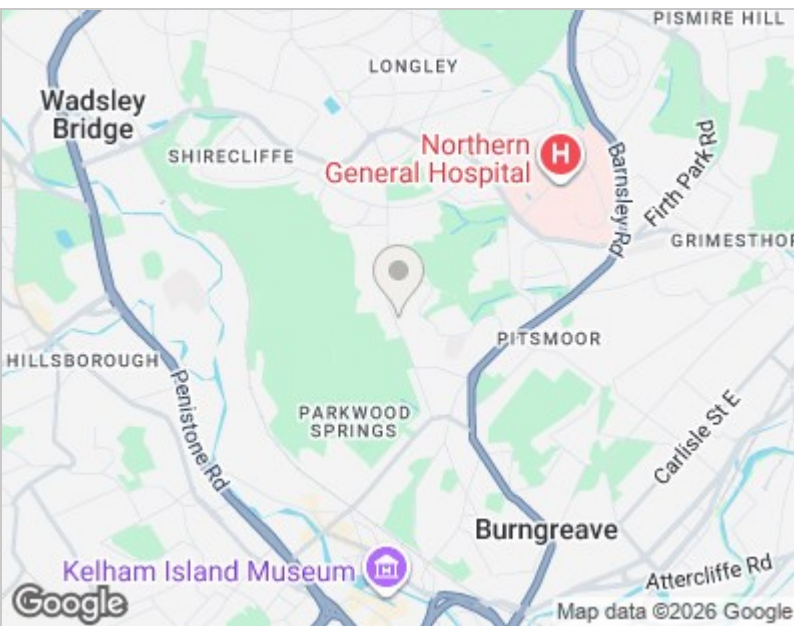
Energy Efficiency Graph



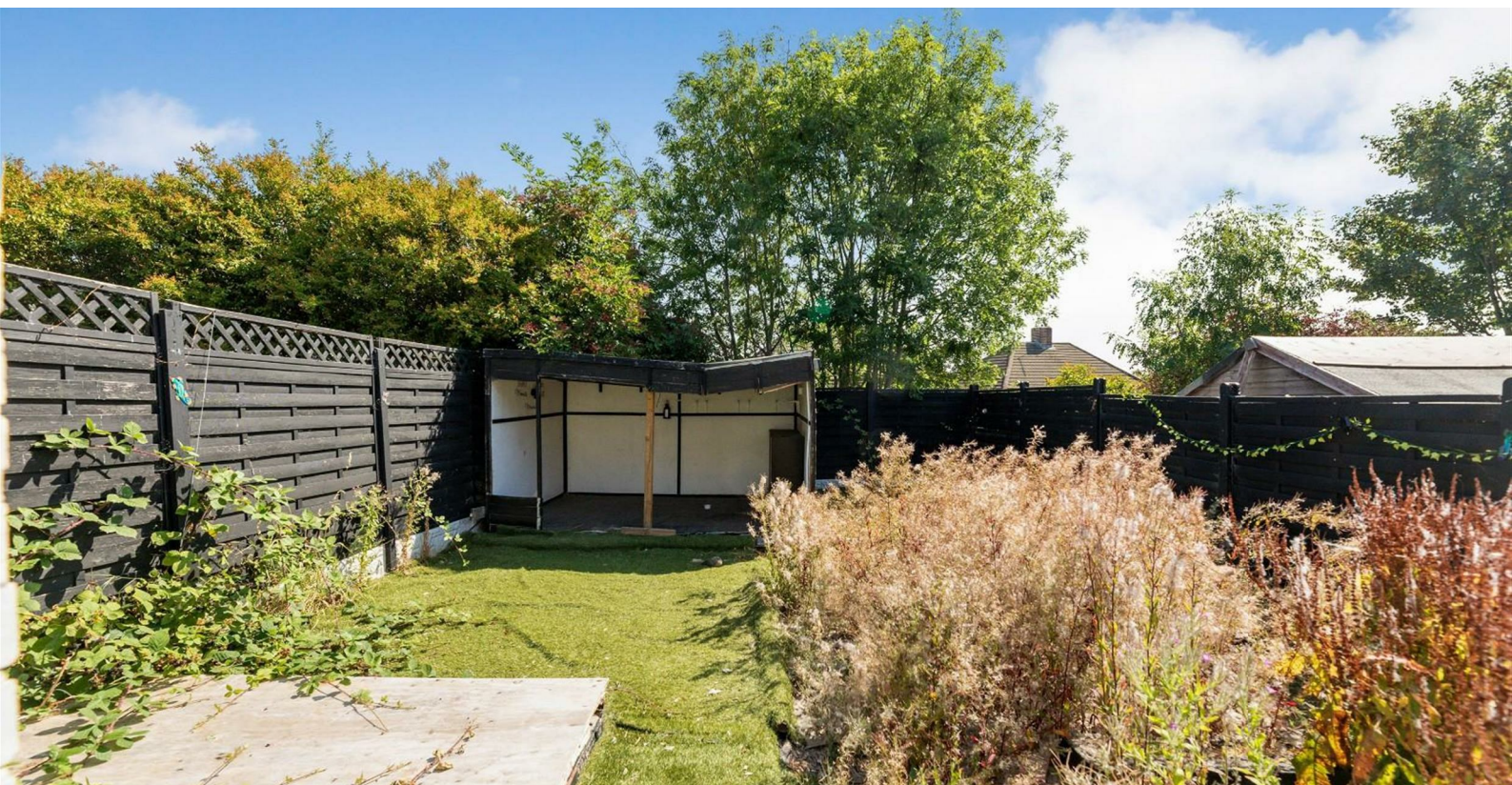
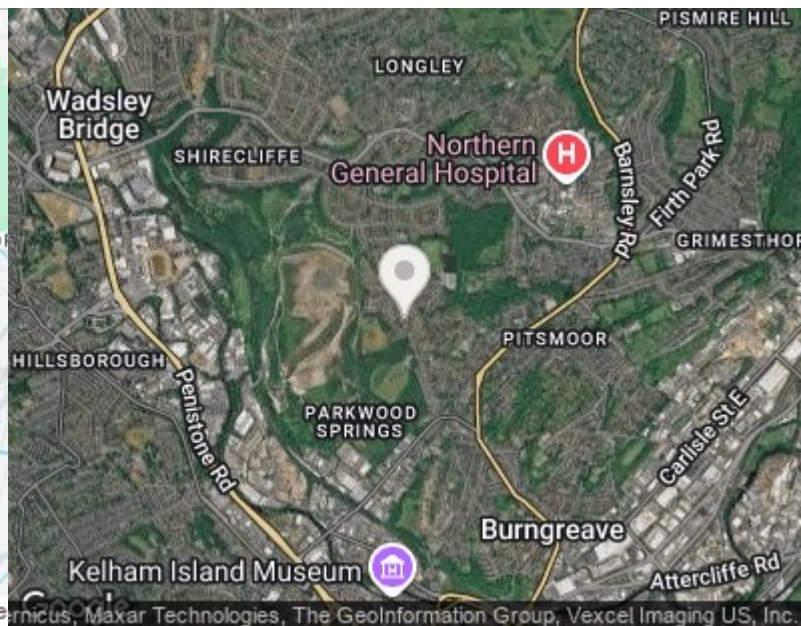
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

