



58 Sheffield Road, Woodhouse, Sheffield, South Yorkshire, S13 7ET

Offers In The Region Of £139,950

- Middle Terraced Cottage
- NO CHAIN
- Lovely Rear Garden
- Full of Charm and Character
- Convenient Location
- Gas Central Heating
- Three Bedrooms
- uPVC Double Glazing
- Close to Local Amenities

58 Sheffield Road, Sheffield S13 7ET

Andersons are delighted to bring to the open market this charming stone built mid terraced cottage. Located just a stones' throw away from the village centre which has a range of local amenities including shops, eateries and health centre it is also well placed for Rother Valley Country Park, Crystal Peaks Shopping Centre and major road and motorway networks. Whilst the property requires some modernisation it has been a much loved home and benefits from gas fired central heating, uPVC double glazing and pleasant low maintenance gardens. The property is ideal for FTBs or young families and is available with no chain and must be viewed to be fully appreciated.



Council Tax Band: A



ACCOMMODATION

GROUND FLOOR

LIVING ROOM

12'5" x 10'6"

Having a UPVC entrance door, UPVC double glazed window, a central heating radiator and feature stone fireplace with inset gas fire.

LOBBY

With stair staircase leading to first floor accommodation

KITCHEN/DINER

12'8" x 12'5"

Fitted with a range of units below roll top work surfaces and tiled splash backs. Incorporated within is a single drainer stainless steel sink with mixer tap, space for a freestanding cooker, fridge freezer and space and plumbing for an automatic washing machine. The 'Glowworm' central heating boiler is located in this room and there is also a rear facing UPVC double glazed window, a central heating radiator and UPVC entrance door.

CELLAR

12'0" x 10'4"

Having the original 'cold slab', gas and electric meters and the electrical consumer unit.

FIRST FLOOR

LANDING

With access to staircase leading to second floor accommodation

BEDROOM ONE

12'5" x 10'5"

Having a front facing UPVC double glazed window, a central heating radiator and useful over stair storage cupboard.

BEDROOM TWO

12'5" x 6'7"

With a rear facing UPVC double glazed window and a central heating radiator.

BATHROOM

7'2" x 5'1"

Fitted with a white three-piece suite comprising of a panelled bath with electric shower over, low flush WC and pedestal wash hand basin. There are tiles to the walls, a central heating radiator and rear facing UPVC double glazed window.

SECOND FLOOR

BEDROOM THREE

12'5" x 12'7"

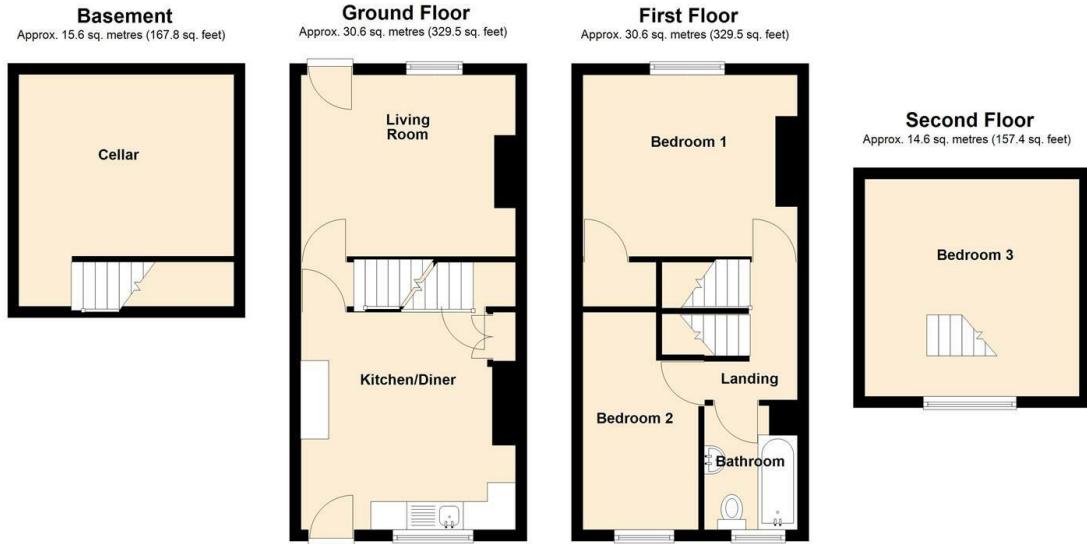
Having a rear facing 'velux' style skylight, a central heating radiator and access into eave storage space.

OUTSIDE

To the front of the property sees a long paved garden set behind a stone wall which, subject to the necessary permissions and regulations could be suitable for off-road parking. To the rear of the property is a lovely paved garden with gravel beds and seating areas.







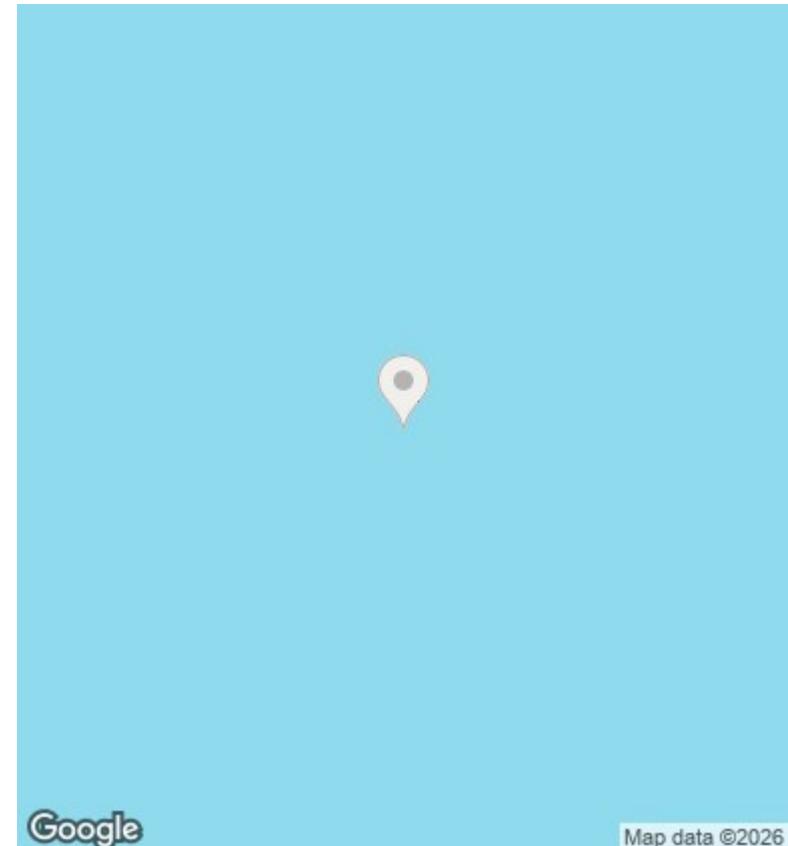
Total area: approx. 91.4 sq. metres (984.1 sq. feet)

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	63
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		