



31 Bramwith Road, Sheffield, S11 7EZ

Offers in excess of £285,000

Goodmove presents this three bed mid terrace for sale on Bramwith Road, Sheffield, S11.

This well-proportioned three-bedroom home on Bramwith Road offers approximately 1,055 sq ft (98 sqm) of internal living space arranged over four levels, including a useful basement and spacious loft room.

The ground floor features a open-plan lounge and kitchen area with access to the rear garden.

On the first floor, the property offers two bedrooms and a family bathroom.

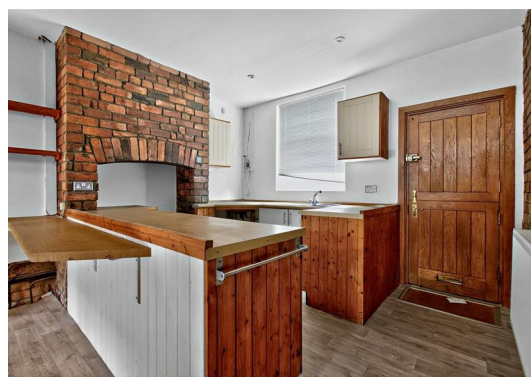
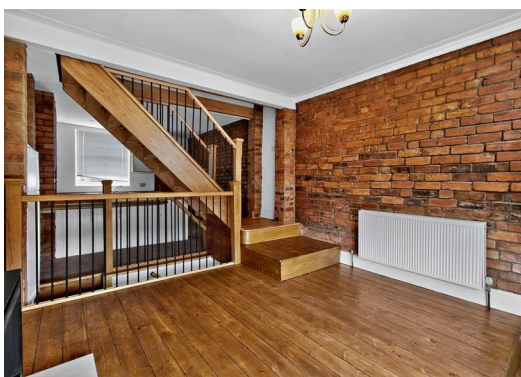
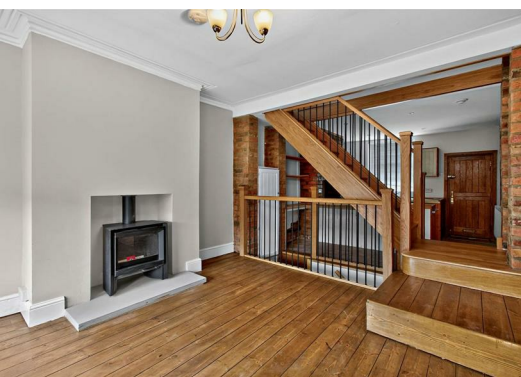
The second floor hosts an impressive loft bedroom, offering a large and private space.

A basement level provides additional storage or potential for a hobby space.

Overall, the property provides flexible accommodation across multiple levels, making it well suited to first-time buyers, professionals, or investors looking for a well-laid-out home.

Located on this quiet and well sought after residential road within the very heart of the popular Nether Green. With Oakbrook road literally a few strides away, which boasts an impressive array of independent cafes, eateries, and shops, together with The Porter Valley also on hand, as is Endcliffe park and don't forget the Peak District is right next door.

The property has been attractively priced and would appeal to all buyers in a position to proceed with a view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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