



Addison Road

Sheffield, S5 6WF

Guide Price £100,000 - £110,000

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- 2 DOUBLE BED MID TERRACE
- CONTEMPORARY KITCHEN AND BATHROOM
- PLENTY OF STORAGE THROUGHOUT
- BEAUTIFULLY PRESENTED THROUGHOUT
- GENEROUS ROOM SIZES
- LOW MAINTENANCE, WELL LANDSCAPED GARDEN
- CLOSE TO NORTHERN GENERAL HOSPITAL
- CLOSE TO AN ARRAY OF AMENITIES
- GOOD COMMUTER SPOT
- COUNCIL TAX BAND A

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GUIDE PRICE £100,000 - £110,000. Perfect as a starter home or an addition to a property portfolio, this two-bedroom mid-terrace on Addison Road is finished to a standard that means you can simply move straight in. Within walking distance of the Northern General Hospital and an array of local amenities, and just around the corner from the park, it is also well placed for bus routes into the city and the surrounding area, with reputable schools close by.

Inside, the home offers great proportions throughout, with tasteful décor, a living room with a cosy electric flame-effect fire, and a modern kitchen/diner opening to the garden. Upstairs are two double bedrooms and a modern family bathroom, while the cellar adds handy storage.

Outside, the low-maintenance tiered garden is a real asset, with slabbed patio areas at both the top and bottom, perfect for sitting out or entertaining in the summer months. Each tier is fully pebbled and bordered with railway sleepers, and a brick outbuilding provides further storage. Ample on-street parking is available for residents of Addison Road, and with the hospital, the park and the bus routes all close by, everything is on the doorstep.

Stylish, low maintenance and ready to go, this is the kind of home that doesn't hang around, so early viewing is a must. Book your viewing today!

ENTRANCE HALL

A composite glazed door opens into a central entrance point, with doors leading to the living room and kitchen and the staircase rising to the first floor.

LIVING ROOM

12'1" x 11'9" (3.7 x 3.6)

Stepping through, you enter an elegant living room with a light wood fireplace and surround at its heart. The electric flame-effect fire creates a striking focal point and brings a cosy feel during the colder months. A uPVC window allows natural light to fill the space, and practical touches include a wall-mounted radiator, aerial point and telephone point.

KITCHEN/DINER

12'2" x 9'2" (3.71 x 2.8)

A contemporary, monochrome kitchen/diner with an array of white wall and base units and a matching dining island, providing ample storage throughout. Black work surfaces contrast boldly, with an inset electric hob and extractor above, and an inset stainless steel sink and drainer with chrome mixer tap. Integrated appliances include an electric oven, with the fridge and freezer housed in the island, and there is under-counter space and plumbing for a washing machine. A radiator and uPVC window complete the room, with a glazed composite door to the garden and a door to the cellar.

CELLAR

12'5" x 11'9" (3.8 x 3.6)

A handy additional storage space, complete with lighting and sockets.

LANDING

A roomy, gallery-style landing with a large built-in storage cupboard, loft hatch and wall-mounted radiator. Doors lead to both bedrooms and the bathroom.

BEDROOM 1

11'5" x 9'10" (3.5 x 3)

A beautifully presented master bedroom, with a uPVC window drenching the room in natural light and a wall-mounted radiator.

BEDROOM 2

12'3" x 9'2" (3.75 x 2.8)

A further double bedroom with a wall-mounted radiator and a uPVC window overlooking the garden.

BATHROOM

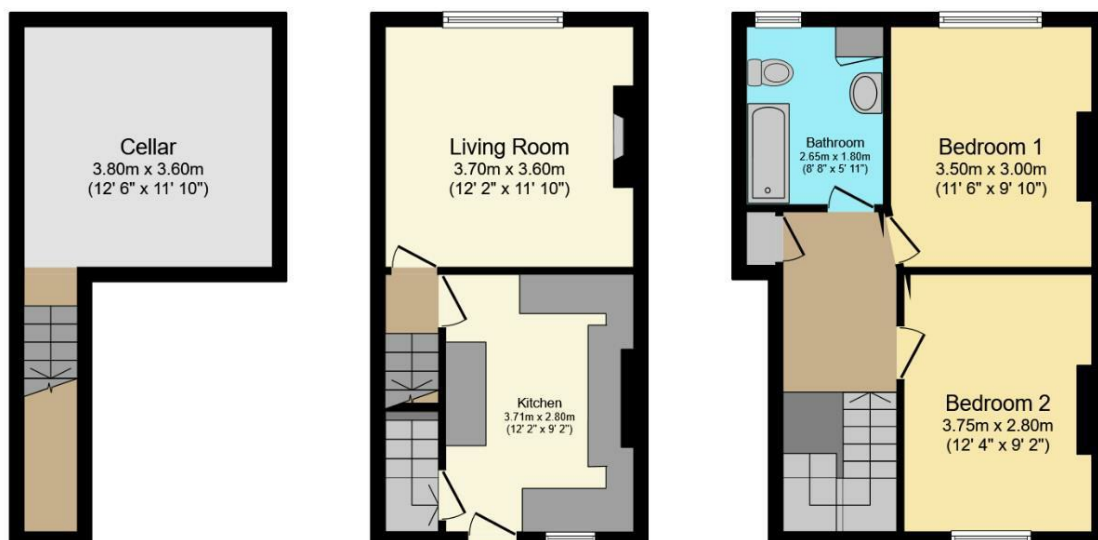
8'8" x 5'10" (2.65 x 1.8)

A generously sized, sleek family bathroom, tiled in natural grey tones, with a P-shaped bath and shower over, a white gloss wall-mounted vanity unit with inset sink, and a low flush WC. A white wall-mounted heated towel rail sits alongside built-in storage cupboards, which also house the new combi boiler. Tiled flooring, inset spotlights and a frosted uPVC window complete the room.

EXTERIOR

To the rear is a well-landscaped, tiered garden with slabbed patio areas at both the top and bottom, perfect for sitting out or entertaining in the summer months. Each tier is fully pebbled and bordered with railway sleepers, creating a low-maintenance oasis. A brick outbuilding provides further storage. Ample on-street parking is available for residents of Addison Road.

Floorplan



Cellar

Ground Floor

First Floor

Total floor area: 80.6 sq.m. (868 sq.ft.)

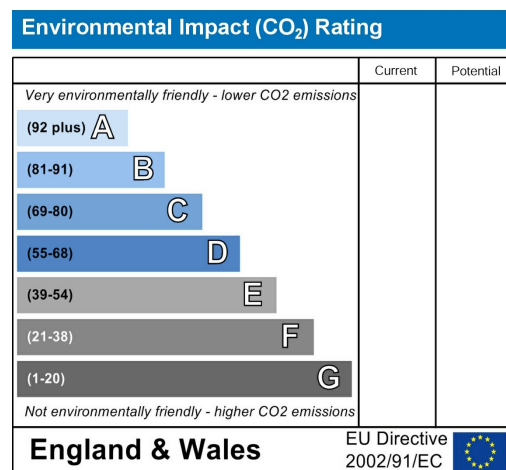
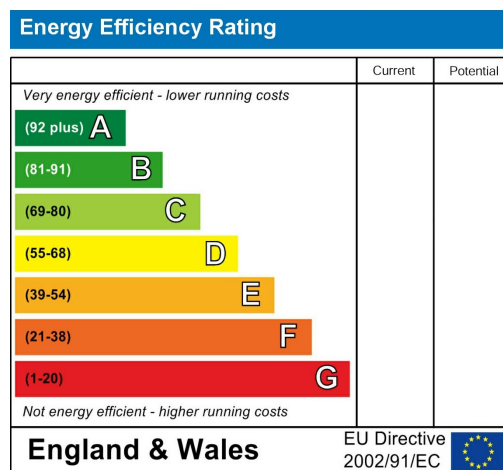
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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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





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