



59 Louth Road

Greystones, Sheffield, S11 7AU

Asking Price £489,950



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# 59 Louth Road



## Description

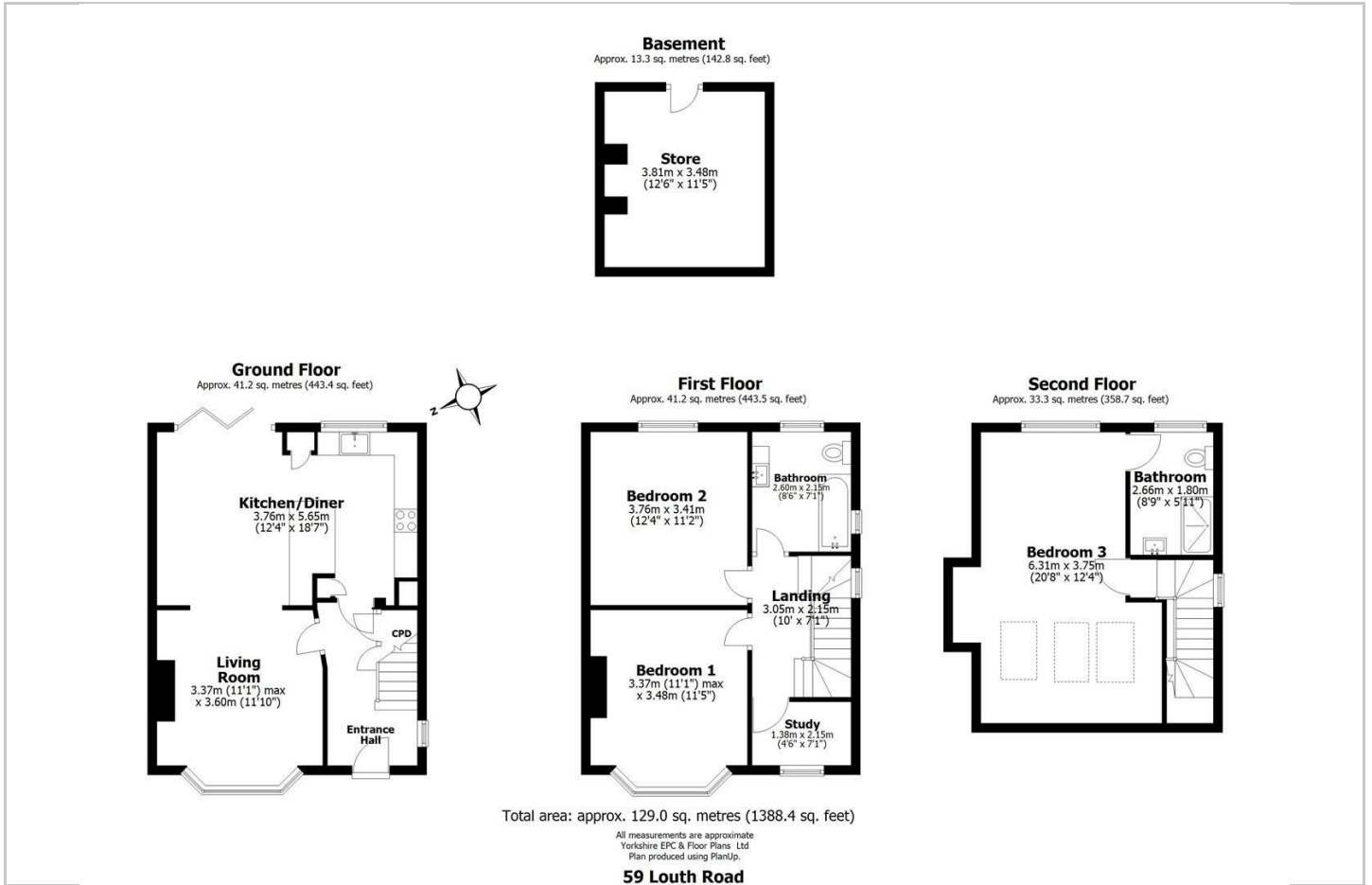
A three/four bedroom property which includes a smaller room that would make the perfect home office or dressing room. This stunning property has a superb finish over three floors of accommodation that extends to over 1388 square feet. The ground floor has an open plan design and the principal bedroom on the second floor commands a fab urban view towards the city. The property also has an electric car charging point and a basement room that offers the potential to be converted or utilised as storage.

- ELR Premium sale - Buyers fees of £595 including VAT will apply.
- Wide and welcoming reception hall with a contemporary, glazed balustrade to the staircase.
- Family bathroom.
- Rear lawned garden and a separate deck.
- Three/four bedrooms with the fourth being ideal as a home office or dressing room.
- Open plan lounge, dining kitchen with media wall, bay window and bifolds to the rear deck and garden.
- Basement storage room with potential for conversion (subject to regs).
- EV charging point, gas central heating and UPVC double glazing all combine to create an excellent EPC rating of C69.

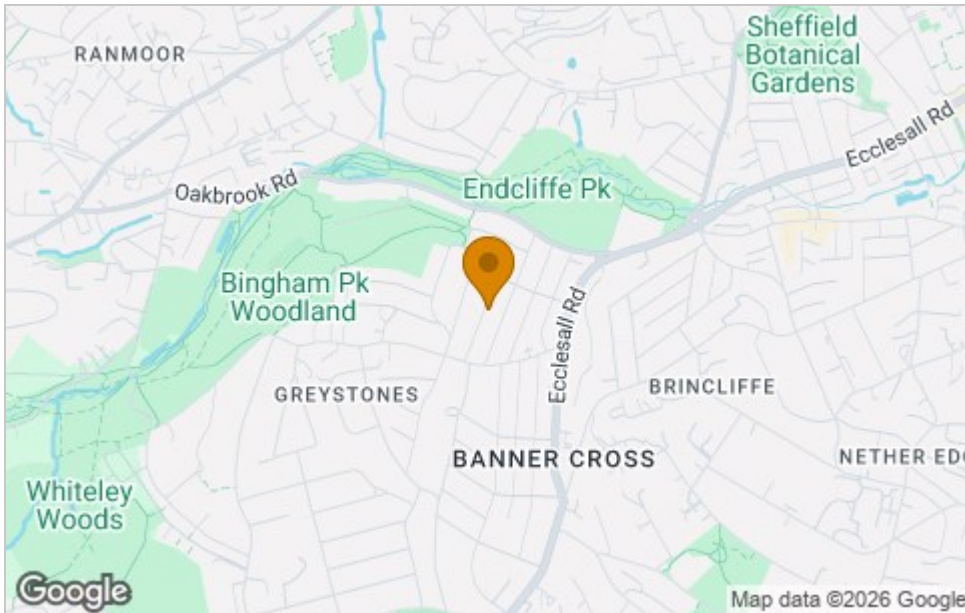




# Floor Plan



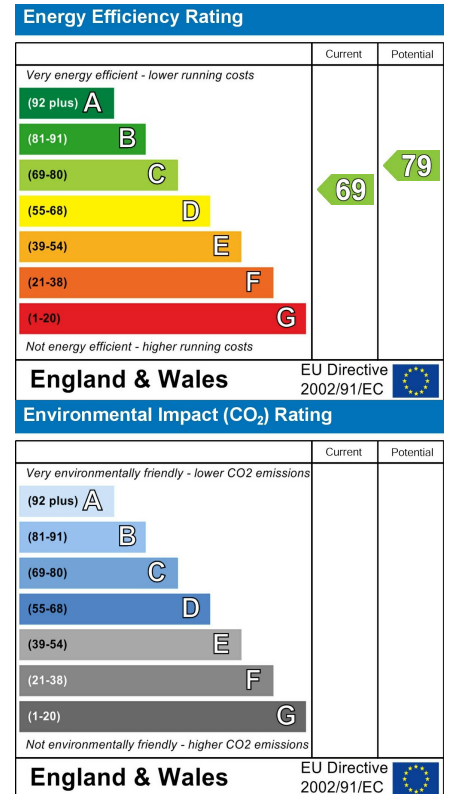
# Area Map



# Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



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