







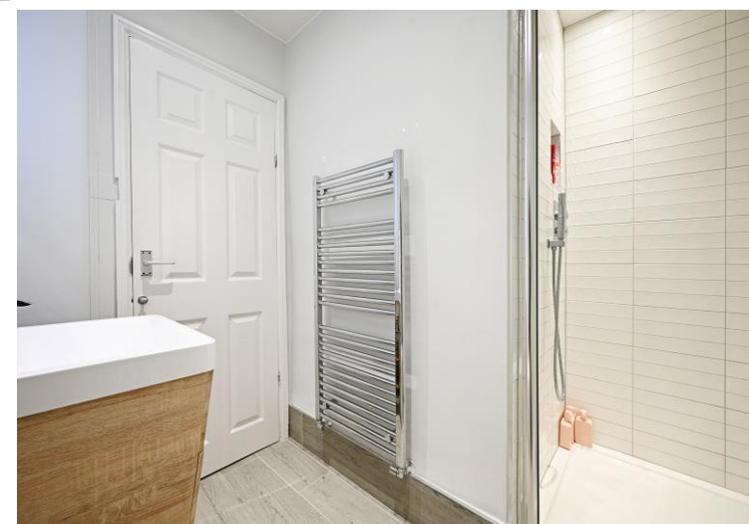
91 Fentonville Street

Sheffield • South Yorkshire • S11 8BA

Guide Price £215,000 - £230,000

This beautifully presented and refurbished three-bedroom mid-terrace home, arranged over three levels, is ideally located just a short distance from the trendy bars, restaurants and shops of Ecclesall Road, while also offering convenient access to Sheffield city centre. The property benefits from additional space over the shared passageway, creating larger rooms than typically found in similar terraces. Combining stylish modern décor with a warm and homely feel, the property also enjoys an attractive south-west facing rear garden, making it an ideal home ready to move straight into. Benefits from gas central heating and double glazing. Freehold. The ground floor features a cosy living room finished in neutral décor with grey carpeting and shelving set within the alcoves, creating a comfortable and welcoming space. To the rear of the property is a light and airy dining kitchen overlooking the garden, forming the true hub of the home and providing excellent space for dining and entertaining. The kitchen is fitted in a classic shaker-style design with marble-effect worktops and integrated appliances including a Bosch oven, microwave and gas hob, along with a washing machine, dishwasher and fridge freezer. The kitchen also provides access to the cellar, offering useful additional storage. To the first floor are two good-sized double bedrooms, both presented in neutral décor with carpeting, alongside a modern shower room finished to a contemporary standard. A further staircase leads to a stunning second-floor bedroom, a bright and stylish space featuring modern décor, bespoke storage within the eaves, and a private ensuite shower room. A dormer window allows plenty of natural light, creating an impressive principal bedroom suite. Externally, the property enjoys an attractive south-west facing rear garden, ideal for making the most of the afternoon and evening sun. A patio area provides space for outdoor dining or relaxing, with sleeper borders and a raised lawn creating a pleasant and private outdoor setting. Fentonville Street is a popular residential road in the highly sought-after S11 area of Sheffield. The property is within easy walking distance of the vibrant amenities of Ecclesall Road, including independent cafés, restaurants, shops and supermarkets. Excellent transport links provide convenient access to Sheffield city centre, nearby universities and hospitals, while the beautiful open spaces of Endcliffe Park and the Porter Valley are also close by.



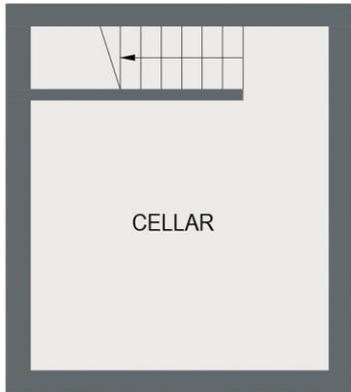


- Refurbished Mid Terrace in S11
- 3 Double Bedrooms & 2 Shower Rooms
- Stylish Interior Over 3 Levels
- Stunning Dining Kitchen
- Cosy Living Room
- Close to Ecclesall Road & City Centre
- Floorspace over Passageway
- South Westerly Facing Rear Garden
- Freehold
- Council Tax Band A, EPC Rating D

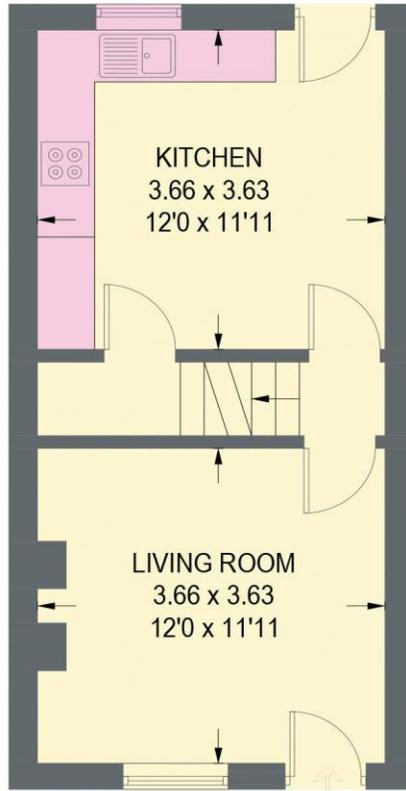


91 FENTONVILLE STREET

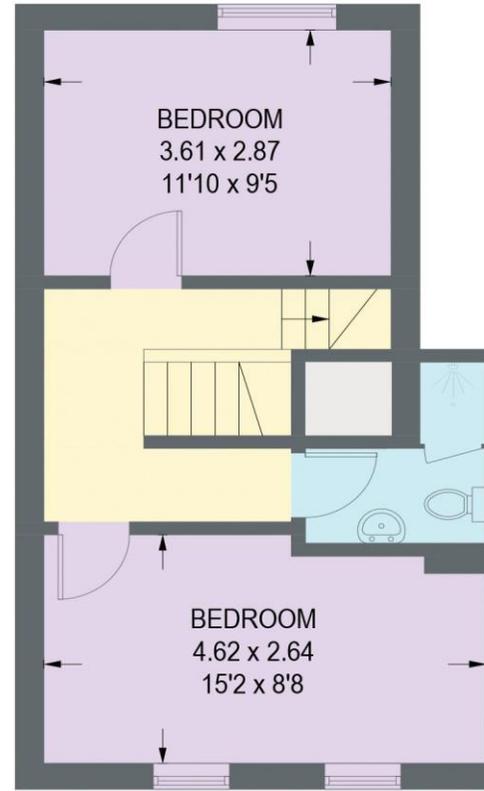
APPROXIMATE GROSS INTERNAL AREA = 88.1 SQ M / 948 SQ FT
(EXCLUDING CELLAR)



CELLAR



GROUND FLOOR
31.3 SQ M / 337 SQ FT



FIRST FLOOR
35.7 SQ M / 384 SQ FT



SECOND FLOOR
21.1 SQ M / 227 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868