



Wynyard Road,

**Guide Price £165,000**



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Wynyard Road, Sheffield

**Guide Price £165,000**

Viewings available 24/11. **BOOK YOUR SLOT!** Guide Price £165,000 to £175,000 This delightful and well loved home boasts sizable rooms in comparison to surrounding neighboring properties. Entering the property with a side lobby and giving access to the two reception rooms and the first floor landing. Having a fitted kitchen, cellar room used as a workshop, three double bedrooms and a family shower room. The rear garden is well presented and low maintenance. Located within easy reach of bus and tram networks, local amenities, schools, leisure facilities and much more. Viewings are a must for true appreciation. Book your slot. **AWAITING EPC.**

#### **ENTRANCE LOBBY**

Having stairs to the first floor and giving access to front facing lounge and rear facing dining room.

#### **LOUNGE**

4.14m x 3.96m (13'7" x 13'0")  
Front facing bay window, radiator, TV point, gas fire coal effect fire place with surround and finished with coving to the ceiling.

#### **DINING ROOM**

3.89m x 3.56m (12'9" x 11'8")  
Rear facing looking out over the garden and giving access to the cellar. Having a radiator, TV point, electric wall fire place and coving to the ceiling.

#### **KITCHEN**

2.46m x 1.88m (8'1" x 6'2")  
Fitted with wall and base units with role top work surfaces and a single sink with mixer tap. Having integrated appliances: Electric cooker with hob and extractor hood and a fridge freezer. With space and plumbing for an automatic washing machine, rear facing window and external door to the garden.

#### **CELLAR/WORKSHOP**

3.53m x 3.40m (11'7" x 11'2")  
Currently used as a workshop with shelves, power points and light.

#### **FIRST FLOOR LANDING**

Having a storage closet and stairs rising to the second floor.

#### **BEDROOM ONE**

4.72m x 3.51m (15'6" x 11'6")  
Front facing bedroom with a radiator, built in walk in closet and built in wardrobes to one wall with sliding doors.

#### **BEDROOM TWO**

2.87m x 2.54m (9'5" x 8'4")  
Rear facing room looking out over the garden and having a radiator.

#### **SHOWER ROOM**

Recently fitted with a shower, low flush w.c and a pedestal sink. Having tiling to the walls and floor, airing cupboard, ladder style radiator and laminate flooring.

## BEDROOM THREE

3.66m x 3.12m (12'0" x 10'3")

Consuming the second floor this delightful third double bedroom is rear facing has a radiator, spotlight to the ceiling and a built in wardrobe.

## GARDEN

The rear garden is accessed from a locked gate and is well presented and

low maintenance with attractive and recently laid printed concrete, mature trees and decked patio. Having an out building for useful storage.

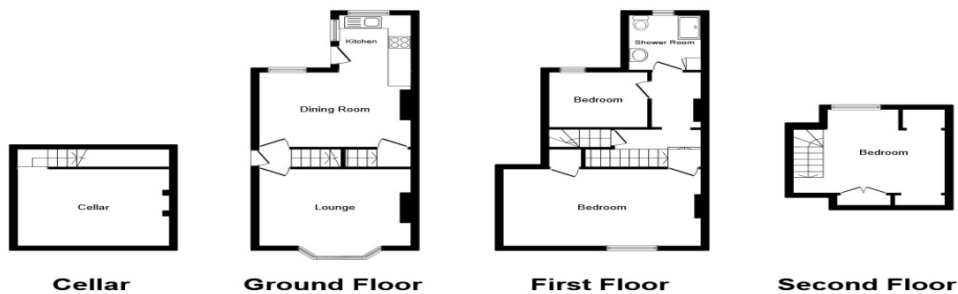
## FLOOR PLAN

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch



**Total floor area 112.0 sq. m. (1,206 sq. ft.) approx**  
This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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