
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
83
83, Sheldon Road, Sheffield, S7 1GU

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Description
An attractive 1930's semi detached property with rendered elevations beneath a hipped and pitched roof and featuring two storey bay windows on the façade. The property offers a traditional layout over its two floors of accommodation and offers the potential for an open plan kitchen if the wall between the kitchen and dining room were to be removed (subject to regs). There is off road parking for a small car at the front and a generous rear garden with outbuilding to the rear. It is suggested that the outbuilding could be renovated to form a home office or to be utilised for storage. The property is available with no onward chain and offers potential for both the investor market and owners occupiers to get a foothold in one of the cities most vibrant and fashionable of areas.

Nether Edge Village is often voted one of the best places to live in the Steel City. Home to numerous independent cafes, restaurants and public houses alongside broad, tree lined boulevards and Victorian architecture that all combine to make the area such a desirable place to live. Abbeydale Road also has something for everyone, there are regular bus services on hand to whisk you into town in no time at all and a short walk can lead you to the antiques quarter, Meersbrook Park or Sheffield United's famous football ground.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Three bedrooms including two doubles.
- Lounge with bay window.
- Dining room with attractive slate fireplace.
- Modern fitted kitchen.
- Bathroom with separate W.C.
- Reception hall with cloakroom.
- Off road parking for a small car, generous rear garden and outbuilding providing potential for a home office or storage (requiring work to upgrade).
- No onward chain.
- Freehold and Council Tax Band B.
- Gas central heating and UPVC double glazing combine to produce and EPC rating of D62.





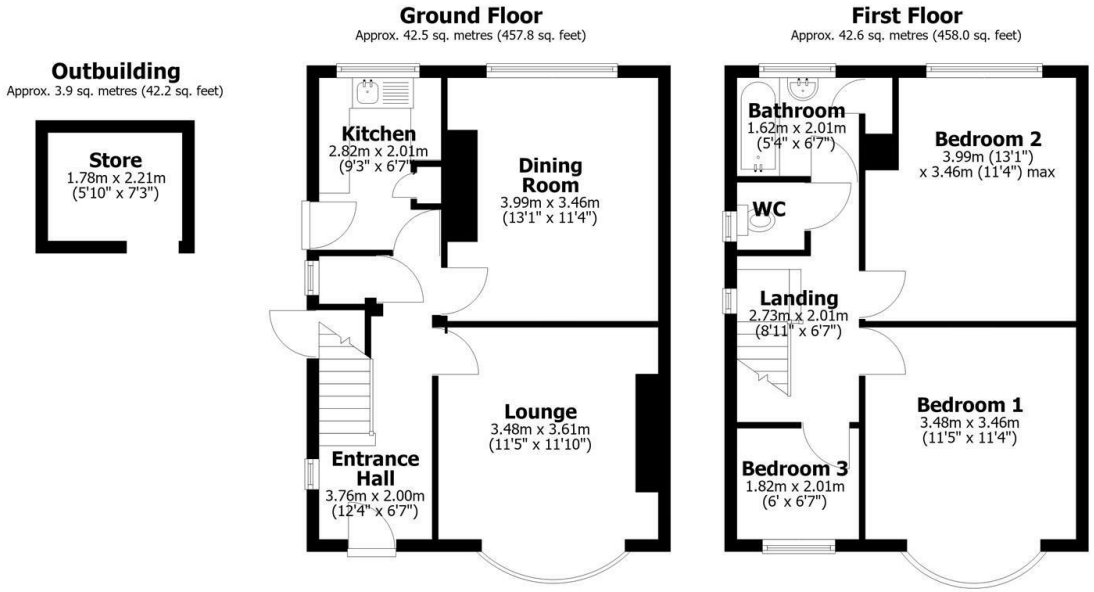










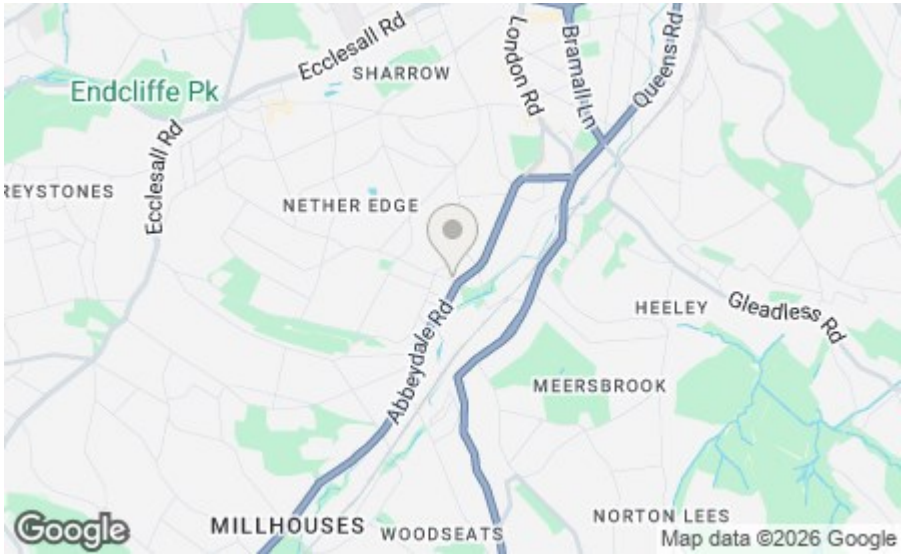


Total area: approx. 89.0 sq. metres (958.1 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

83, Sheldon Road





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