



Armthorpe Road Nethergreen Sheffield S11 7FA
Offers Around £310,000

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**** SOUTH-EAST FACING REAR GARDEN WITH NO THIRD PARTY ACCESS **** This beautifully presented three bedroom mid terraced house is located within the popular area of Nether Green benefitting from an excellent array of local amenities, the property has a contemporary kitchen and bathroom, recently replaced roof, double glazed windows and a superb sized private rear garden with no through access for neighbouring properties.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a small porch into the lounge which has a bay window allowing lots of natural light and attractive flooring. A door then opens into an inner lobby with access into the dining room. The dining room is to the rear aspect which has a feature fireplace, attractive flooring and access to the cellar head with steps descending to the cellar. From the dining room, an opening leads into the off shot kitchen which has a range of high gloss fitted cupboards with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, gas hob and extractor fan along with housing and plumbing for a washing machine and the wall mounted gas boiler. Access to the rear garden.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal is a good sized double to the front aspect which has a fitted cupboard and space for furniture. Bedroom two is to the rear aspect. The well appointed bathroom has a chrome towel radiator and a white suite which includes a bath with overhead shower, WC and wash basin set in a vanity unit.

From the landing area, stairs lead to a further double bedroom in the attic which has a dormer window to the rear aspect and useful storage.

- BEAUTIFULLY PRESENTED
- SOME PERIOD FEATURES
- ELEVATED POSITION
- THREE BEDROOMS
- CONTEMPORARY FITTED KITCHEN
- WELL APPOINTED BATHROOM
- ENCLOSED PRIVATE GARDEN TO REAR
- SOUTH-EAST FACING
- CLOSE TO AMENITIES
- SOUGHT AFTER LOCATION





OUTSIDE

The garden to the rear is south-east facing and has a lawned area and a greenhouse.

LOCATION

Armthorpe Road is a quiet street found just off Hangingwater Road, in easy walking distance of the local amenities at Nether Green. Nether Green is a very popular part of Sheffield having some good local shops, and excellent schools including Nether Green Infants & Juniors, as well as High Storrs Secondary school. There is easy access to Sheffield city centre and a more comprehensive range of shopping facilities can be found in Broomhill which isn't too far away. Ecclesall Road is within a mile with many stores, bars and restaurants, and a short walk gets you to Endcliffe Park, Bingham Park and Forge Dam.

MATERIAL INFORMATION

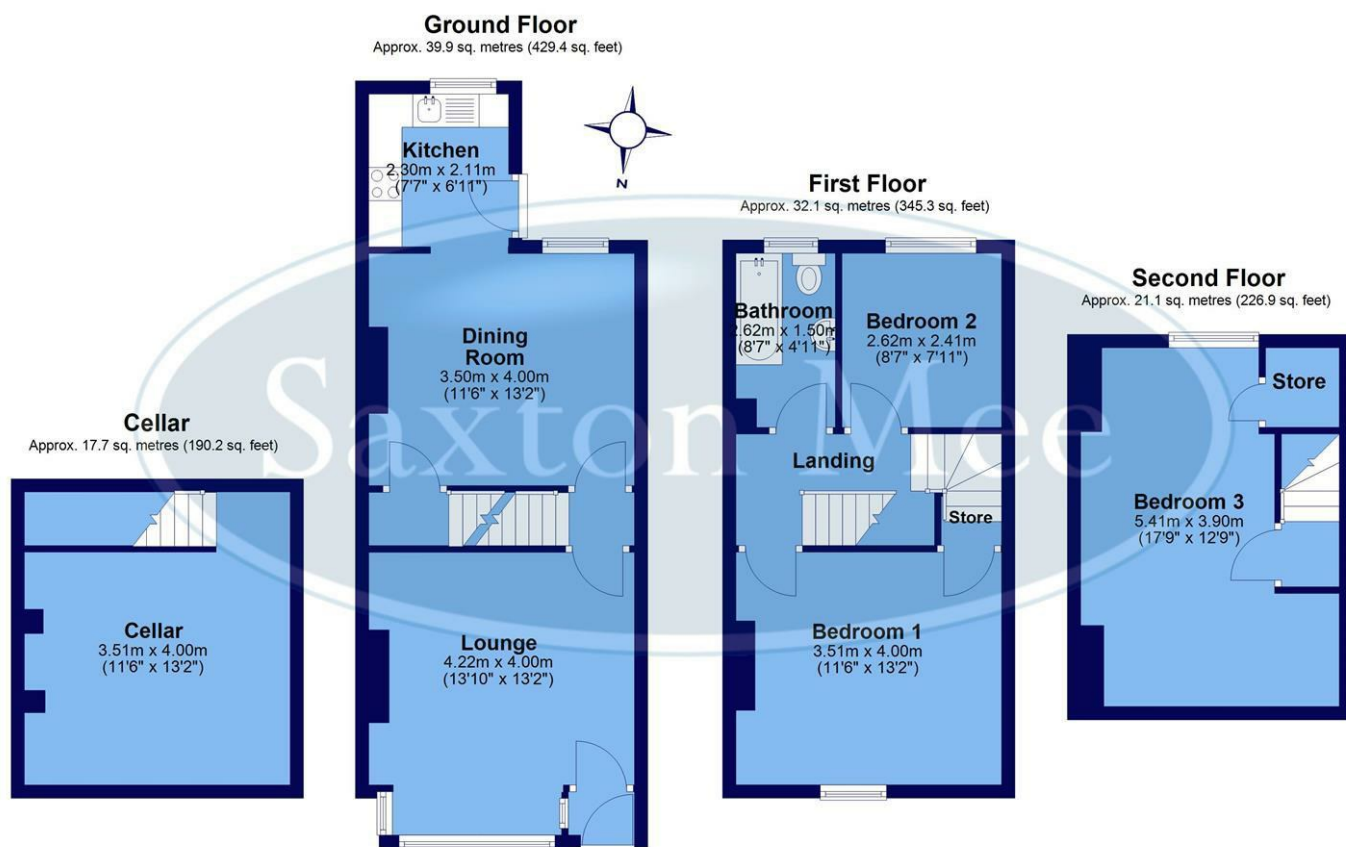
The property is Leasehold with a term of 800 years running from the 29th September 1897.

The property is currently Council Tax Band B.

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 110.7 sq. metres (1191.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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