

33, Frickley Road, Sheffield, S11 7EX

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Description

This very desirable and fashionable neighbourhood offers something for everyone. Be it first class schooling for the family market, a thriving social scene in any of the numerous independent bars, cafes or bistros or scenic walks and access to The Peak Park via the interlinking parks of Endcliffe and Bingham for those who love the outdoors. The property is also well connected by bus services to the main city hospitals, universities and the city centre making the daily commute less arduous. Although requiring a general scheme of modernisation the property does benefit from UPVC double glazing and gas central heating via a combination boiler and it suggested, that with a little TLC this larger than average, mid terrace could make one lucky buyer a superb home.

- Three double bedrooms with potential to make the attic room even larger, subject to regs.
- Sitting room with bay window.
- Dining room with original crockery cupboards and access to the garden.
- Off shot kitchen.
- Large off shot bathroom on the first floor with white suite and linen store.
- Side entrance lobby for convenience.
- Low maintenance rear garden with a brick built store for bikes, garden equipment etc.
- No onward chain.
- Freehold.
- UPVC double glazing and gas central heating via a Worcester Bosch combi boiler.





Storage
3.62m x 3.61m
11'11" x 11'10"

UP

DOWN

Store

Kitchen
2.86m x 2.26m
9'5" x 7'5"

Dining Room
3.90m x 3.62m
12'10" x 11'11"

UP

Down

Sitting Room
3.62m x 3.61m
11'11" x 11'10"

Store

Kitchen
2.85m x 2.20m
9'5" x 7'5"

Dining Room
3.90m x 3.62m
12'10" x 11'11"

UP
Down

Sitting Room
3.62m x 3.61m
11'11" x 11'10"

The floor plan shows a central landing area with stairs going 'UP' and 'DOWN'. To the left of the landing is a 'Cup' (kitchenette). To the right is 'Bedroom 1' (4.27m x 3.61m / 14'0" x 11'10"). Above the landing is 'Bedroom 2' (3.40m x 3.10m / 11'2" x 10'2"). At the top of the plan is a 'Bathroom' (3.00m x 2.86m / 9'10" x 9'5") containing a toilet, sink, and bathtub. The plan also shows several closets and built-in wardrobes throughout the bedrooms and bathroom.

Down

Bedroom 3
4.27m x 3.80m
14'0" x 12'6"

Whilst every attempt has been made to ensure the accuracy of the plan contained herein, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

No guarantee is given on the accuracy of the total square footage/ metrage if quoted on this plan.

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