



11, Sturge Croft, Sheffield, S2 3BX

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Description

Available with no chain and being tucked away, close to the end of this quiet cul de sac on a pretty, south facing plot. Conveniently, only a moments walk away from two lovely parks, a couple of independent pubs (The Sheafview and The Brothers Arms) and the cosmopolitan cafes and restaurants that are found on the lower part of Chesterfield Road, close to Meersbrook Park. This delightful home has recently undergone a full scheme of modernisation and now boasts modern fixtures and fittings in all the right places on top of off road parking. It is suggested that there is also room for extending the property further, to the side and rear, to create a larger home if required (subject to regs).

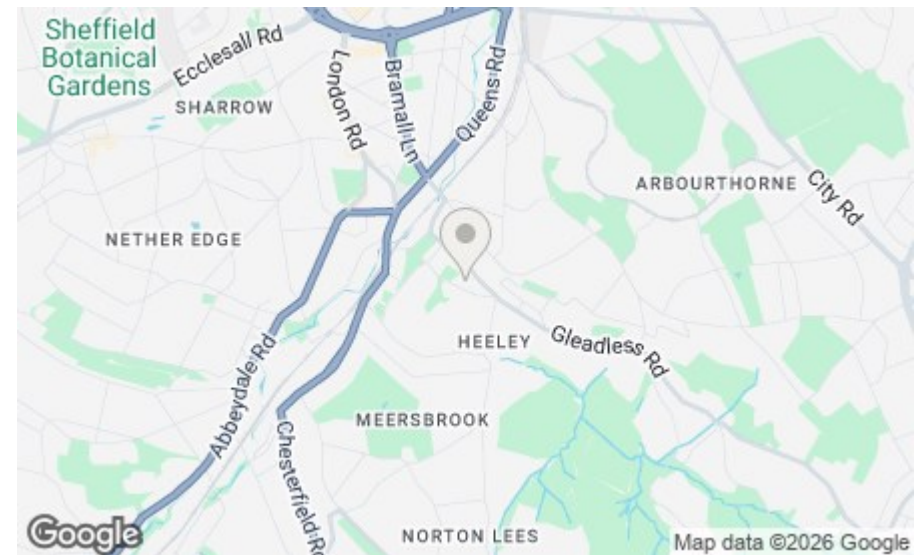
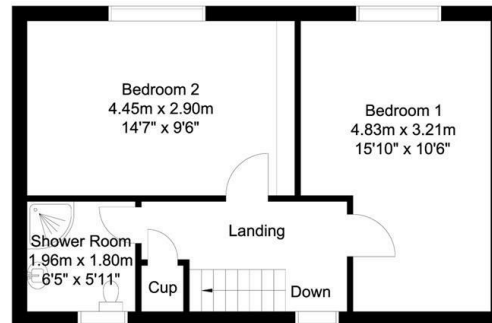
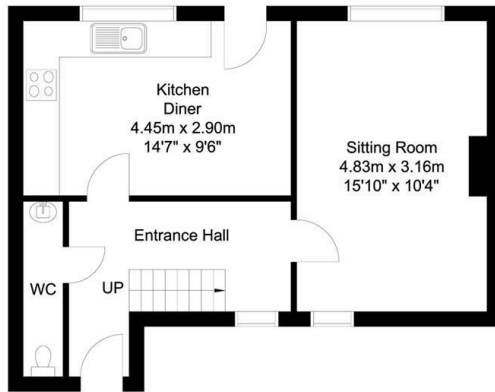
- Super location close to the cosmopolitan pubs, cafes and restaurants found on the lower part of Chesterfield Road
- Two good double bedrooms.
- Recently modernised to a high standard.
- Freehold, off road parking and no onward chain.
- South facing rear garden with further lawned front garden area. The plot offers room to extend to the side and rear, subject to regs.
- Fully double glazed and modern gas central heating via a combi boiler.
- Spacious sitting room and modern breakfast kitchen.
- Council Tax Band B and an excellent C74 rating on the EPC to help with keeping costly utility bills down.
- Entrance hall with ground floor W.C.
- Luxurious shower room with contemporary tiling and sanitary ware.





Ground Floor
39 sq m/419.79 sq ft
Approx.

First Floor
37 sq m/398.26 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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/metreage if quoted on this plan.
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