



11, Park Road, Sheffield, S6 5PD

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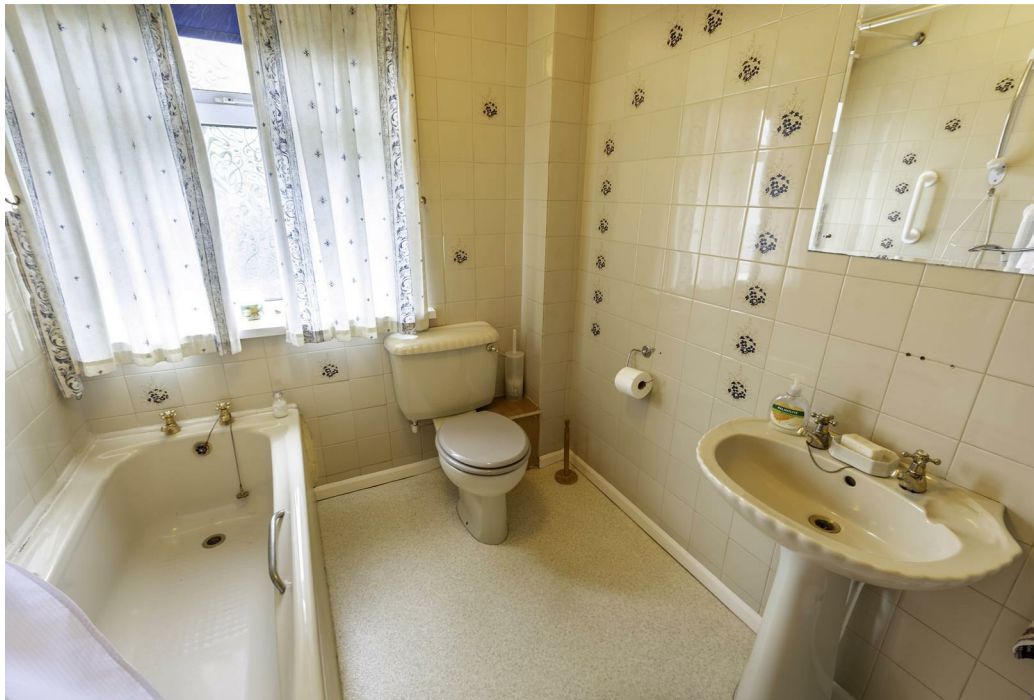
Sheffield, S6 5PD

Description

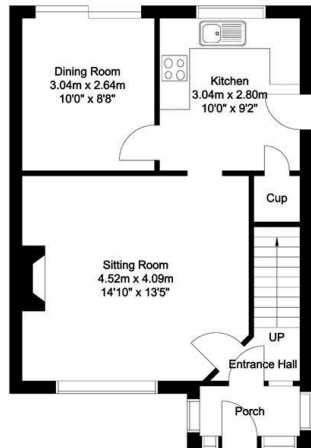
A three bedroom semi with a lovely, south facing orientation to the rear, off road parking and accommodation laid out over two floors. The property is situated conveniently close to the amenities found on Stannington Road and a short walk away from the picturesque walking trails that lead through the pretty Rivelin Valley. This property has UPVC double glazing, a modern combination boiler and pleasant decor throughout. Available with no onward chain and offering plenty of potential to modernise/extend to your own requirements.

- Three bedrooms including two doubles, one with fitted wardrobes.
- Sitting room with archway to dining area.
- Dining area overlooking the rear garden.
- Family bathroom.
- Reception porch and hallway.
- Fitted kitchen.
- Off road parking leading to a detached, concrete sectional garage.
- No onward chain and gardens to both the front and rear (south facing at the rear).
- Gas central heating via a modern combination boiler and full UPVC double glazing.
- EPC rating C71, 200 year lease from 1971 @ £21 ground rent per annum and Council Tax Band C.

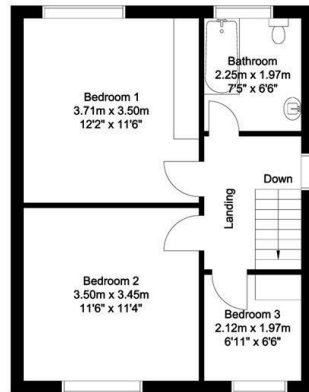




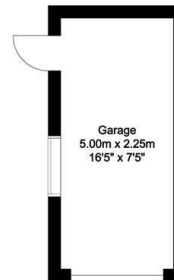
Ground Floor
42 sq m/452.08 sq ft
Approx.



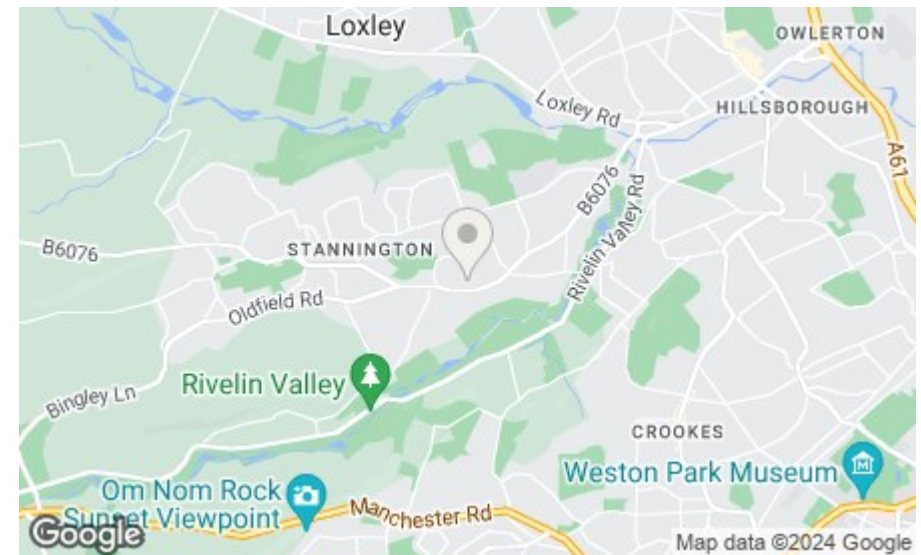
First Floor
40 sq m/430.55 sq ft
Approx.



Outbuilding
11 sq m/118.40 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/meterage if quoted on this plan.
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