



T8, Florence Road, Sheffield, S8 0GE

18, Florence Road

Sheffield, S8 0GE

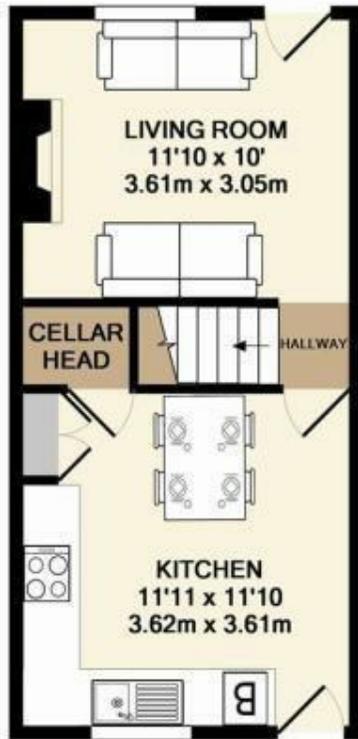
Description

A gorgeous, two bedroom, mid terrace property that benefits from an end of run garden to the rear that is accessed via a locked gate to add privacy and security. This charming home has modern fixtures and fittings in all the right places and excellent proportions in both bedrooms. There is even the potential to convert the loft into additional accommodation (subject to regs) like next door. The property occupies an enviable position in the desirable neighbourhood of Woodseats, close to excellent amenities that include the best fish and chips in the steel city and a host of pubs that combine to make Woodseats such a popular place to visit and live. This lovely property has full UPVC double glazing and gas central heating via a combination boiler and a brick built store at the end of the private garden to the rear.

- Two bedrooms with good proportions.
- Modern bathroom with contemporary fixtures and fittings.
- Breakfast kitchen with fitted wall and base units and Travertine mosaic tiled splashbacks.
- Cellarhead storage for a tall fridge freezer.
- Lovely sitting room to the front of the house.
- Private, end of run garden to the rear with lawn, terrace and brick store.
- Modern gas central heating via a combination boiler and UPVC double glazing.
- Freehold, Council Tax Band A and EPC C
- Super location close to the excellent local amenities and transport links.
- Potential in the large loft for additional accommodation, subject to regs.







GROUND FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)

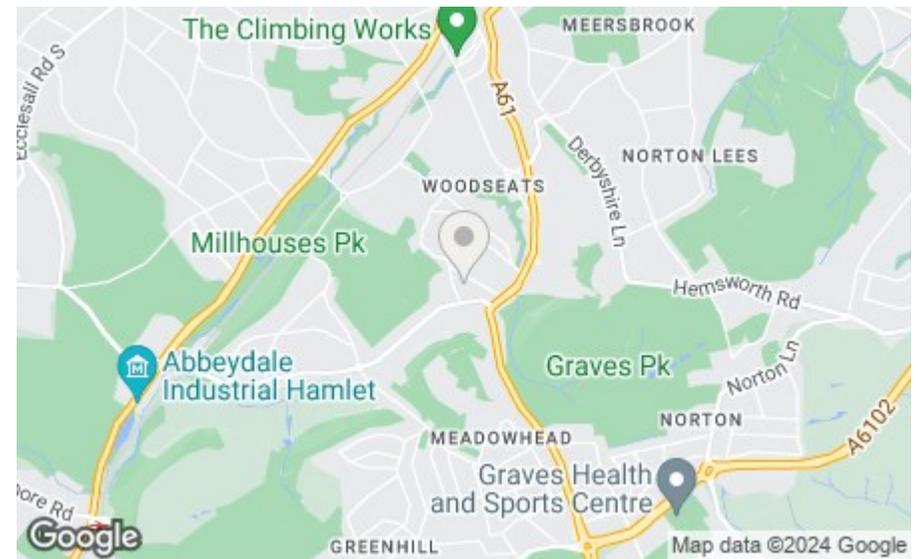
TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)



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