



27, St. Aidans Road, Sheffield, S2 2NG

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Description

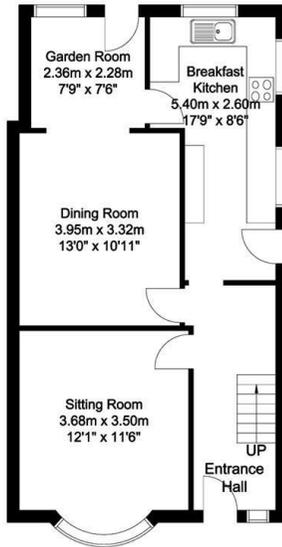
Situated in an elevated position, away from the road, close to the top of Norfolk Park and the Heritage Centre and commanding some fine, rooftop views towards the city centre. This stone fronted, semi detached property has been extended to the rear to give excellent proportions in the kitchen and a snug area at the back of the dining room and offers accommodation laid out over two floors. The property is available with no chain and, with a little TLC, could be developed into a fine home. With no onward chain, gas central heating and UPVC double glazing throughout this is a lovely home which is well worthy of an internal inspection. The location, towards the top of Norfolk Park is also convenient for access into town via bus or tram links and there are excellent amenities found running up City Road to Manor Top.

- Three bedrooms, two with fitted wardrobes.
- Extended dining room with snug area in the extension.
- Extended breakfast kitchen with access to the rear garden.
- Sitting room with rooftop views towards the city.
- Modern shower room.
- Reception hall and storage cupboard.
- Secure side access to the rear lawn and terrace with far reaching views from the top of the garden towards the city centre and Broomhill beyond.
- No onward chain.
- Gas central heating via a combi boiler and UPVC double glazing.
- Council Tax Band B, 104 years left on the lease at an annual ground rent of £4.30 and EPC rating D65.

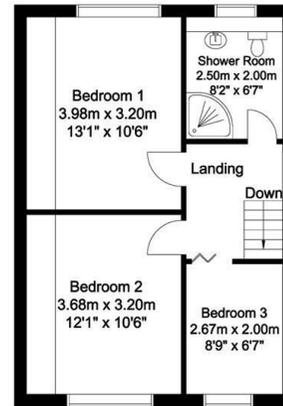




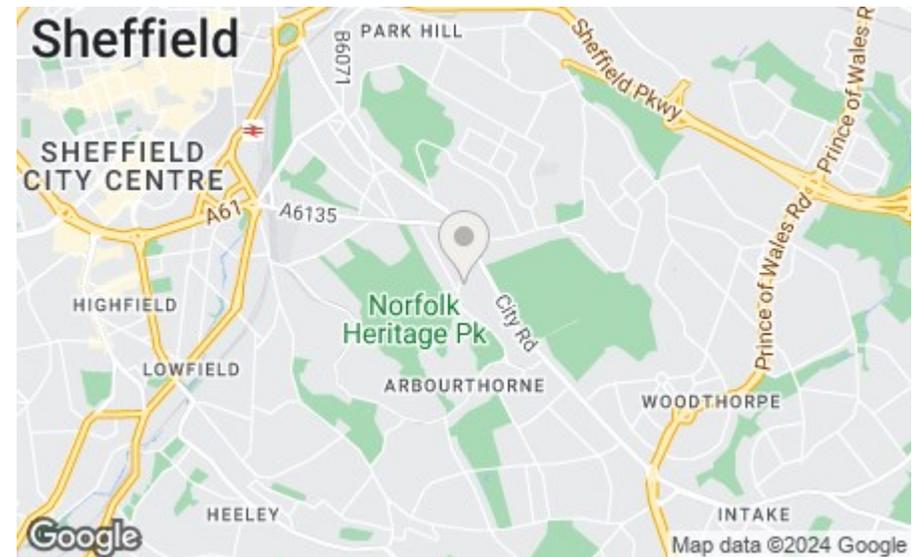
Ground Floor
54 sq m/581.25 sq ft
Approx.



First Floor
41 sq m/441.32 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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