



13, Sunningdale Mount, Sheffield, S11 9HA

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Description

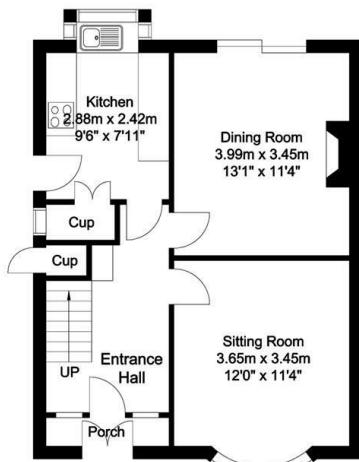
A three bedroom detached property offering accommodation over two floors to include a porch opening into the reception hall which serves two reception rooms and a kitchen with a pantry. On the first floor there is a bathroom supporting the three bedrooms, two of which are doubles and the remaining single bedroom benefits from a pretty oriel window. Externally the property has a driveway at the front that provides off road parking for at least one car with the driveway leading past the front garden and the side of the property to a detached garage that is situated in the south facing garden. The area is a firm favourite with the family market due to the property falling into Silverdale catchment and it is suggested that there is potential to add further accommodation by extending to the side or rear (subject to regs) if required. Local transport links run into the city from both Carterknowle Road and Ecclesall Road and the excellent range of amenities at Banner Cross support the area. Although requiring a general scheme of modernisation the property does have UPVC double glazing and gas central heating and is available with no onward chain.

- No onward chain.
- In catchment for Silverdale (buyers should make their own checks to be certain).
- South facing plot.
- Potential for further development (subject to regs).
- Three bedrooms including two good doubles.
- Two reception rooms.
- Bathroom.
- Kitchen with pantry.
- Off road parking and a detached garage.
- Freehold, Council Tax Band D and EPC Rating D55.

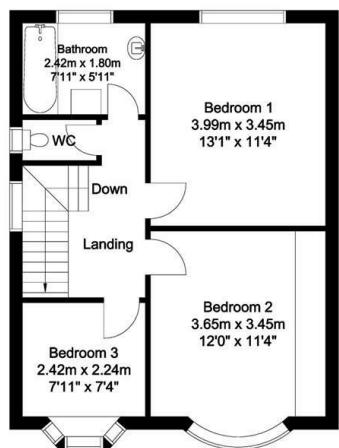




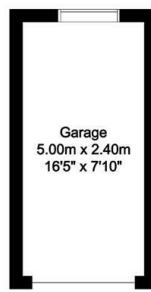
Ground Floor
47 sq m/505.90 sq ft
Approx.



First Floor
47 sq m/505.90 sq ft
Approx.



Outbuilding
12 sq m/129.16 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/ metrage if quoted on this plan.

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