











## 46 Stainton Road

Endcliffe Park • Sheffield • S11 7AX

Guide Price £400,000 - £425,000

A beautiful 3-bedroom Edwardian terraced family home located on a quiet road leading directly into Bingham Park and woods. Deceptively spacious property arranged over 3 levels, stylishly presented throughout, retaining period features fused with modern décor. Features combination gas central heating and double glazing. A side entrance uPVC door accessed through a communal passageway leads to the bay fronted, generously proportioned lounge complemented by stylish tones, period ornate fireplace, shelving and bespoke storage within the alcoves. The flexible dining area is presented in neutral tones and varnished floorboards providing access to the cellar and off shot kitchen. A light and airy kitchen is fitted with neutral units, solid wooden worktops and tiled splashbacks incorporating integrated double oven, 4 ring gas hob and dishwasher. At the far end is a separately located WC and rear door access to the garden. The first-floor features 2 stunning double bedrooms, an elegant front facing double bedroom with feature fireplace and overlooking the garden, presented in bold, modern tones is a versatile bedroom/home office. The spacious bathroom is equipped with 3-piece white suite, predominantly tiled with separate shower enclosure and built in storage housing the Baxi combination boiler. The second floor creates an impressive flexible living space flooded with natural light courtesy of 2 rear facing Velux windows and providing storage within the eaves. Externally a forecourt and established hedging creating privacy from the road. Accessed through a communal passageway is a private, enclosed rear garden designed with stone patio and partial lawn bordered by fencing. Stainton Road is well-served by local shops and amenities on Ecclesall Road, highly regarded local schools, Endcliffe Park and Bingham Park, public transport, and access links to the city centre, hospitals, universities, and the Peak District.









- Stunning Edwardian Terraced Family Home
- Located Beside Bingham & Endcliffe Park
- 3 Double Bedrooms
- Spacious Modern Bathroom
- Period Features Fused with Modern Decor

- Stylishly Presented Throughout
- Sought After Location
- Private Enclosed Rear Garden
- 800 years from 29/09/1903 £16pa
- Council tax Band C, EPC Rating D









# 46 STAINTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 152.8 SQ M / 1644 SQ FT  
(INCLUDING CELLAR)



Illustration for identification purposes only,  
measurements are approximate, not to scale.





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