





## 12 Gamston Road

Sheffield • South Yorkshire • S8 0ZL

Guide Price £170,000 - £180,000

A generously proportioned 2 double bedroom mid terraced property ideally located in S8 close to an excellent range of local amenities & transport links. Well maintained family home offering spacious modern kitchen and bathroom, bright and airy lounge and low maintenance rear garden. The property enters through a communal passageway and side entrance. The ground floor comprises of a light and airy front facing lounge complemented by ornate feature fireplace, coving and ceiling rose. The dining kitchen provides direct access to the garden and cellar. Providing space for a dining table the kitchen is fitted with a range of white wooden wall and base units, contrasting worktops and tiled splashbacks. Integrated appliances include Zanussi oven and four ring gas hob with space and plumbing for further freestanding appliances. The first-floor features 2 good sized double bedrooms both presented in neutral tones. A generous family bathroom is equipped with 3-piece white suite, partially tiled finished with varnished wooden floor. The loft space is fully boarded with skylight offering potential to convert subject to necessary consents. Externally to the rear of the property is a tiered, low maintenance garden with outbuilding creating a great place in which to entertain or relax. Gamston Road is well-placed for local shops and amenities including a growing café culture, schools, recreational facilities and access links to the city centre, hospitals, universities and the Peak District.



- Generously Proportioned Mid Terraced Property
- 2 Good Sized Double Bedrooms
- Light & Airy Lounge
- Spacious Bathroom
- Modern Dining Kitchen

- Combination Boiler & Double Glazing
- Great Local Amenities & Transport Links
- Low Maintenance Garden & Outbuilding
- Freehold & No Chain
- Council Tax Band A, EPC Rating D

# 12 GAMSTON ROAD

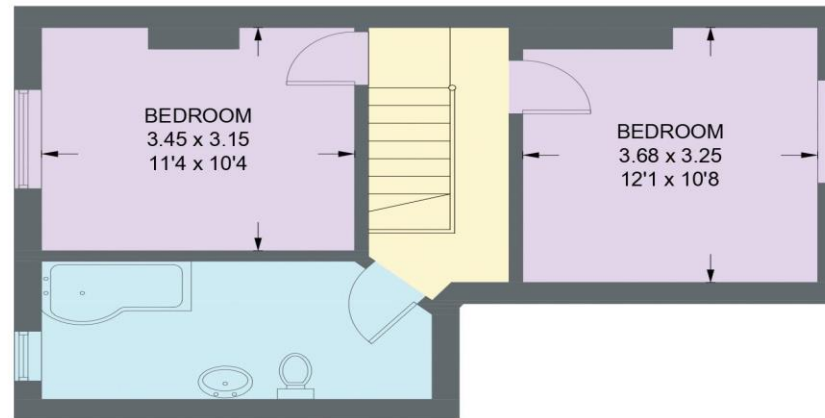
APPROXIMATE GROSS INTERNAL AREA = 68.9 SQ M / 742 SQ FT

CELLAR = 16.2 SQ M / 174 SQ FT

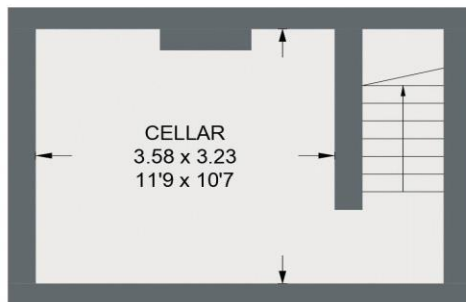
TOTAL = 85.1 SQ M / 916 SQ FT (EXCLUDING STORE)



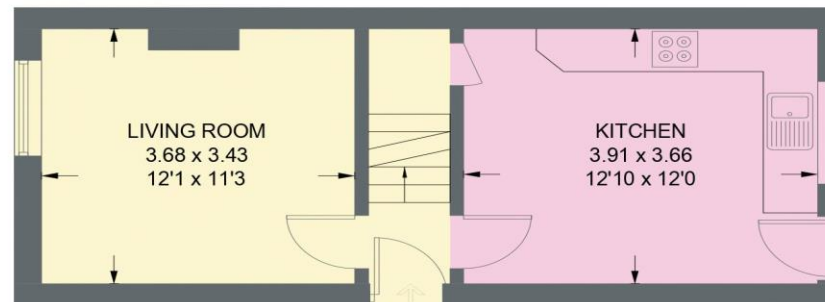
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**FIRST FLOOR**  
**37.9 SQ M / 408 SQ FT**



**CELLAR**  
**16.2 SQ M / 174 SQ FT**



**GROUND FLOOR**  
**31.0 SQ M / 334 SQ FT**

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.