







57 Penrhyn Road

Brincliffe • Sheffield • S11 8UL

Guide Price £395,000 - £415,000

A superb, generously sized, 3 storey, 3 double bedroom terraced property, measuring an impressive 1665sq sq ft, located within walking distance of Endcliffe Park and trendy Sharrow Vale. Features a double storey off shot and extra space over the passageway creating fabulous flexible accommodation which benefits from an impressive urban loft style attic bedroom and integral garage with potential to convert, subject to consents. Complemented by stunning far-reaching views and an attractive, enclosed, south facing rear garden. A communal passageway and uPVC side entrance leads into a welcoming hallway providing access with steps descending to the integral garage, offering excellent storage space and potential to convert, subject to any necessary consents. The bay fronted lounge is presented in modern tones complemented by wooden double glazed sash windows and a log burning stove. The versatile dining area overlooks the rear garden and is styled with chevron flooring which adjoins the off-shot kitchen, fitted with solid wood and stainless units, incorporating an integrated oven and a gas hob. A separate utility provides additional storage, a door into a ground floor WC, and rear door access. The first floor comprises of two good sized double bedrooms, both stylishly presented with period style decorative fireplaces. The family bathroom is equipped with a white suite, roll top, freestanding bath, separate shower enclosure, designed with a decorative tiled floor, and matching walls. Stairs rise from the landing to an amazing urban loft style attic bedroom, creating a generously proportioned, dual aspect, main bedroom offering superb far-reaching views over the city. Externally, an integral garage can be accessed from the road with steps rising to the property. Accessed through a communal passageway and secure gate in a fully enclosed, low maintenance, south facing rear garden, designed with 2-tiered decked patio, established planting, and a log store. Penrhyn Road is an extremely popular road, ideally placed for an array of shops, amenities, cafes, and restaurants in Sharrow Vale, including Dyson Place and Ecclesall Road. There are highly regarded local schools, recreational facilities including Endcliffe Park and the Botanical Gardens, public transport, and access links to the city centre, the hospitals, universities, train station, and the Peak District.





- Larger Sized 1665sq ft Terraced House
- 3 Double Bedrooms & Off-Shot Bathroom
- Stylishly Presented with Period Features
- Amazing Urban Loft Style Attic Bedroom
- Kitchen with Utility & Separate WC

- Combination Boiler & Double Glazing
- Integral Garage Creating Potential
- South Facing Garden & Stunning Views
- Leasehold 1000 year lease from 1906 £2pa
- Council Tax Band B, EPC TBC





57 PENRHYN ROAD

APPROXIMATE GROSS INTERNAL AREA = 154.8 SQ M / 1665 SQ FT
(EXCLUDING EAVES)



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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868