





26 Bramwith Road

Fulwood • Sheffield • S11 7EZ

Guide Price £315,000 - £330,000

Ideally located within walking distance of Endcliffe & Bingham Park is a spacious, 3 double bedroom terrace house, which benefits from additional space over the passageway. Arranged over 3 levels offering fabulous potential to develop the spacious attic bedroom and basement, all subject to necessary consents. Features combination gas central heating, double glazing, a pleasant outlook, and attractive rear garden with outhouse. The ground floor comprises of a cosy bay fronted lounge complemented by a Victorian feature coal effect gas fire and bespoke wooden shutters. The dining kitchen is fitted with wood effect wall and base units, matching worktops and an exposed brick chimney breast. Integrated appliances include an oven and a four ring gas hob. There is space with plumbing for further freestanding appliances. Ample space for a dining table. Access to the cellar and rear garden. The first-floor features two double bedrooms offering far reaching views to the rear. The master is filled with natural light courtesy of two front facing windows and benefits from additional space over the passageway, presented in cheerful décor. The family bathroom is equipped with a modern 3-piece white suite, partially tiled, with a laminate floor, and overhead shower. Stairs rise to an impressive attic bedroom, generously proportioned, offering potential to develop, with storage to the eaves, and a rear dormer window offering pleasant views. Externally, there is a secure gated passageway, leading to an attractive low maintenance rear garden, which offers right of way to neighbouring property, and a stone outbuilding. Extremely popular road, well-placed for local shops and amenities with a growing cafe culture, highly regarded local schools, Bingham Park and Endcliffe Park along with a range of recreational facilities, public transport and access to the city centre, hospitals, universities, and the Peak District.



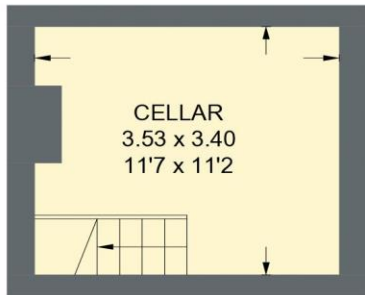
- 3 Double Bedroom Terraced Family Home
- Within Walking Distance of Endcliffe & Bingham Park
- Additional Space Over the Passageway
- Offers Potential to Develop Subject to Consents
- Modern Bathroom with White Suite
- Cosy Lounge & Feature Fireplace
- Generous Attic Bedroom
- Attractive rear Garden & Outhouse
- Freehold
- Council Tax band B, EPC TBC

26 BRAMWITH ROAD

APPROXIMATE GROSS INTERNAL AREA = 94.5 SQ M / 1017 SQ FT

CELLAR = 12.1 SQ M / 130 SQ FT

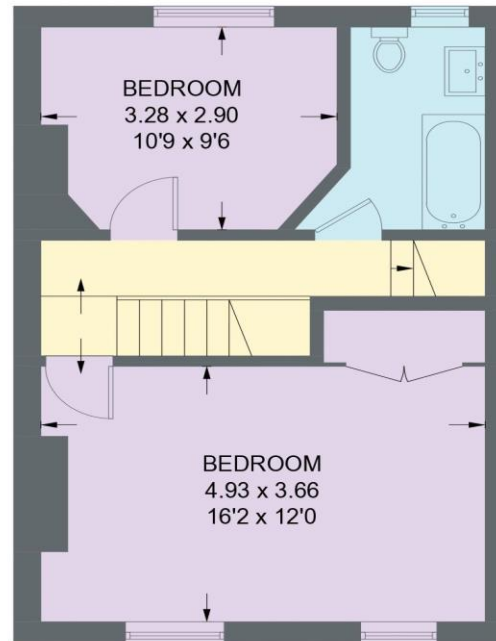
TOTAL = 106.6 SQ M / 1147 SQ FT



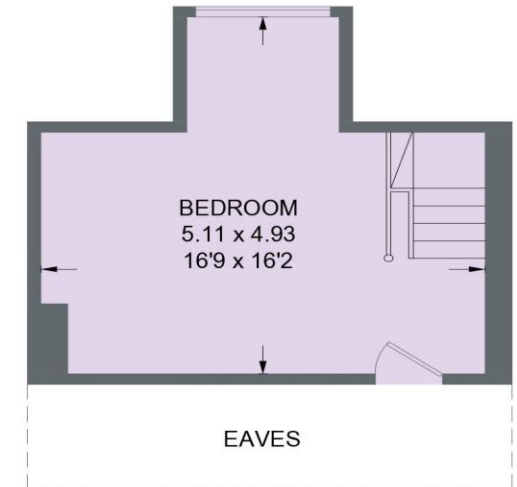
CELLAR
12.1 SQ M / 130 SQ FT



GROUND FLOOR
32.5 SQ M / 350 SQ FT



FIRST FLOOR
42.1 SQ M / 453 SQ FT



FIRST FLOOR
19.9 SQ M / 214 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.