







14 Croydon Street

Sharrow • Sheffield • S11 8BD

Guide Price £230,000 - £245,000

Deceptively spacious 3 double bedroom mid terraced property located within the popular area of Sharrow, S11. Measuring just under 1200 square feet of flexible accommodation arranged over 3 levels with the benefit of having the floorspace above the passageway. Also benefits from a stunning master bedroom with an en-suite, modern décor, a beautiful kitchen and bathroom, generous storage, private, attractive landscaped rear garden, combination gas central heating and double glazing. The property enters through a communal passageway and side composite door. The ground floor comprises of a cosy front facing lounge complemented by wood effect laminate flooring, picture rails and coving. The dining kitchen offers a pleasant garden aspect and provides access to the cellar, creating potential to convert, subject to necessary consents. The kitchen is fitted with matte wall and base units, topped with solid wooden worktops and presented in modern tones. Includes integrated dishwasher, oven, and the fridge is available via separate negotiation. The first floor comprises of 2 double bedrooms with a generously proportioned front facing room incorporating an impressive walk-in storage. The bathroom is equipped with a 3-piece white suite, overhead shower and heated towel rail. The fabulous master suite is located on the second floor, a dual aspect flexible space offering bespoke storage to the eaves and a stunning en-suite bathroom fitted with roll top freestanding bath. Externally, there is a low maintenance, private, landscaped rear garden, laid with an attractive stone patio, bordered by grey slate and mature planting. Croydon Street is well-placed for an array of local shops, cafes and restaurants on both Ecclesall and London Road. Within easy access to the city centre, hospitals, universities and the train station.





- Deceptively Spacious Mid-Terraced House
- 3 Double Bedrooms & 2 Bathrooms
- Larger Size Over 3 Levels
- Popular Area of Sharrow, S11
- Stunning Interior - A Must See!
- Combination Boiler & Double Glazing
- Excellent Transport Links & Local Amenities
- Landscaped Rear Garden
- Freehold
- Council Tax Band A, EPC Rating D



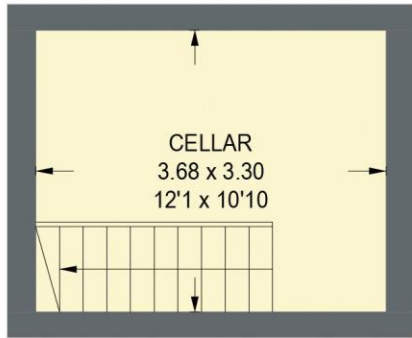
14 CROYDON STREET

APPROXIMATE GROSS INTERNAL AREA = 108.5 SQ M / 1168 SQ FT (EXCLUDING EAVES STORAGE)

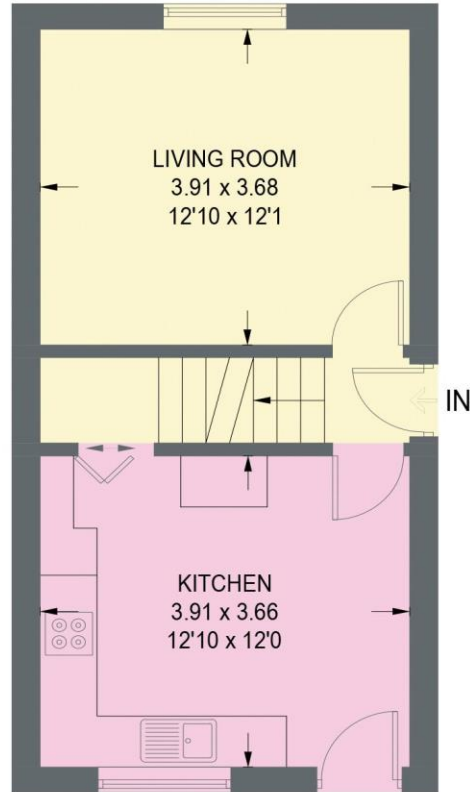
CELLAR = 12.2 SQ M / 131 SQ FT

TOTAL = 120.7 SQ M / 1299 SQ FT

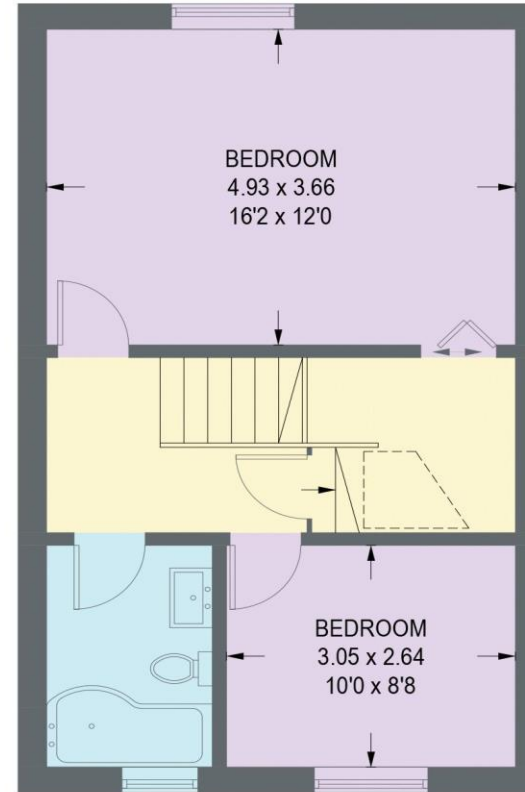
 = REDUCED HEAD HEIGHT BELOW 1.5M



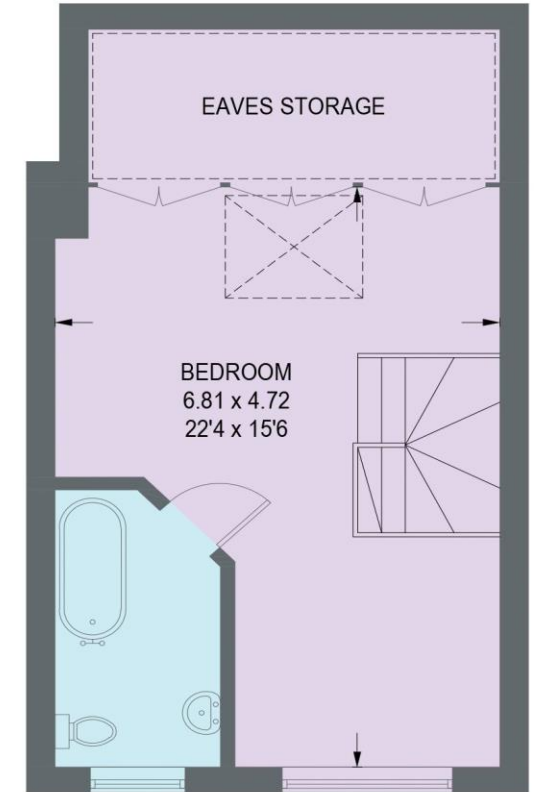
CELLAR
131 SQ M / 12.2 SQ FT



GROUND FLOOR
366 SQ M / 34.0 SQ FT



FIRST FLOOR
461 SQ M / 42.8 SQ FT



SECOND FLOOR
341 SQ M / 31.7 SQ FT

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



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