







94 Wayland Road

Sharrow Vale • Sheffield • S11 8YE

Guide Price £350,000 to £375,000

A superbly proportioned, 4 double bedroom mid terraced property, with a lovely long garden, in this very sought after location. Beautifully presented throughout in stylish, neutral tones and benefitting from a useful utility/shower room on the ground floor and en-suite to the main first floor bedroom. A side facing UPVC door opens to the reception lobby, the living room has a large bay window. The dining room has attractive striped floorboards, and leads to the kitchen which is attractively fitted with a range of matching gloss wall and base units, complemented by a wood effect work surface, electric oven, gas hob and space for a large fridge/freezer. To the rear of the kitchen is a useful utility room, with plumbing for a washing machine, and coats shoe storage, leading to a shower room with w.c and wash hand basin. On the 1st floor, the principal bedroom has a fitted cupboard and an en-suite shower room with w.c and wash hand basin, the second bedroom also has a fitted cupboard. The spacious bathroom is fully tiled, and has a corner shower cubicle, bath, w.c and wash hand basin. On the 2nd floor are two further double bedrooms, both with fitted cupboards. Outside the property is set back from the road, with small front garden and a hedge giving a good degree of privacy. A passageway shared just with the neighbour leads to a lovely, large family garden, enjoying a westerly aspect, with a patio providing outside entertaining space, and a lawn beyond with shrub and plant borders.





- 4 Double Bedroom Mid Terraced
- En-Suite To Main Bedroom
- Useful Ground Floor Utility/Shower Room
- Stylish Decor
- UPVC Double Glazing & Gas Central Heating

- Family Garden To The Rear
- Close To Sharrow Vale Road
- Popular Schools
- EPC - tbc
- Leasehold





BREAD

94 WAYLAND ROAD

APPROXIMATE GROSS INTERNAL AREA = 129.6 SQ M / 1395 SQ FT

CELLAR = 17.9 SQ M / 192 SQ FT

TOTAL = 147.5 SQ M / 1588 SQ FT



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



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