







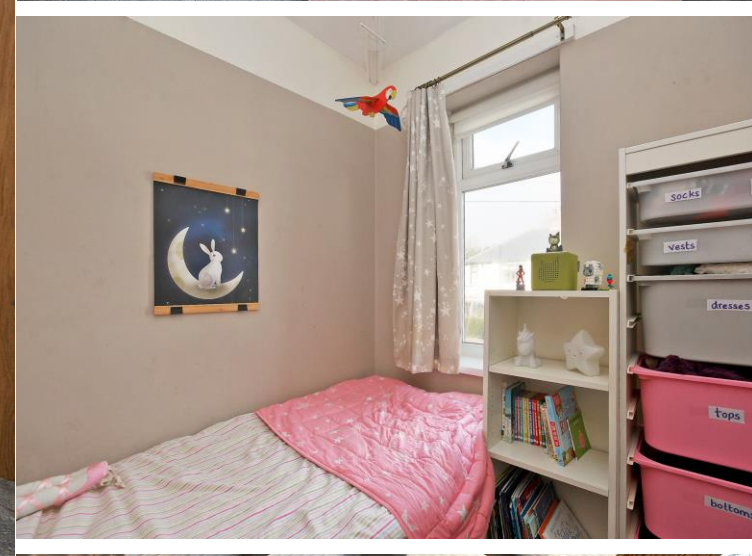
25 Ansell Road

Greystones • Sheffield • S11 7PE

Guide Price £350,000 - £360,000

A freehold 3 bedroom semi-detached house for sale with a conservatory, a south facing garden, and a garage. Accommodation on two floors with modern decorative tones, a modern kitchen and bathroom, and a conservatory. Benefits from gas central heating with a combination boiler, under-floor heating to the bathroom, double glazing, and a security alarm. Potential to extend, subject to consents. Front driveway for one car. Side, shared driveway, leading to a single garage. Views towards the city centre. Carpets included. On the ground floor, there is a reception hall with pale grey walls and a painted wood floor, creating a stylish entrance. There is an under-stair cupboard housing the Vaillant combination boiler. The lounge has popular in-trend tones, a polished wood floor, and bi-folding doors into the dining room. The dining room has a wood floor, a gas coal fire within a Victorian surround, and glazed French doors into the conservatory. The conservatory has uPVC double glazing with French doors onto a south facing garden. The kitchen has modern, Shaker style, fitted units with tiled walls, dual aspect windows, and a side external door. Included within the sale in an integrated oven and a gas hob with an extractor above. There is plumbing for a dishwasher and a washing machine, along with space for an American style fridge freezer. On the first floor, there is a landing with a ceiling hatch with a pull-down ladder, providing access to a useful loft for storage. There are three bedrooms and a family bathroom. Two of the bedrooms are double in size, the front having views towards the city centre, the rear having modern fitted wardrobes, shelving, and a south facing garden outlook. The third bedroom is a front single bedroom. The bathroom has a white suite with a shower over the bath, with a glass screen, a Vanity wash basin, WC, finished with stylish tiling and under-floor heating. Outside, there is a front driveway for one vehicle. A shared driveway with next door leads to a single garage. Side gated access leads into a south facing lawned rear garden with a children's play area. Ansell Road is an extremely popular road well-served by local shops and amenities at Banner Cross and Bents Green, highly regarded local schools, recreational facilities including Bingham Park and Endcliffe Park, public transport, and access links to the city centre, hospitals, universities, and the Peak District. The EPC Rating is C. The Council Tax Band is C.





- Freehold Semi-Detached House
- 3 Bedrooms
- Conservatory
- Modern Kitchen
- Combi Boiler & some Underfloor Heating
- Tiled Bathroom
- Double Glazing & Alarm
- South Facing Lawned Garden
- Front Drive, Shared Drive & Garage
- Views towards the City Centre

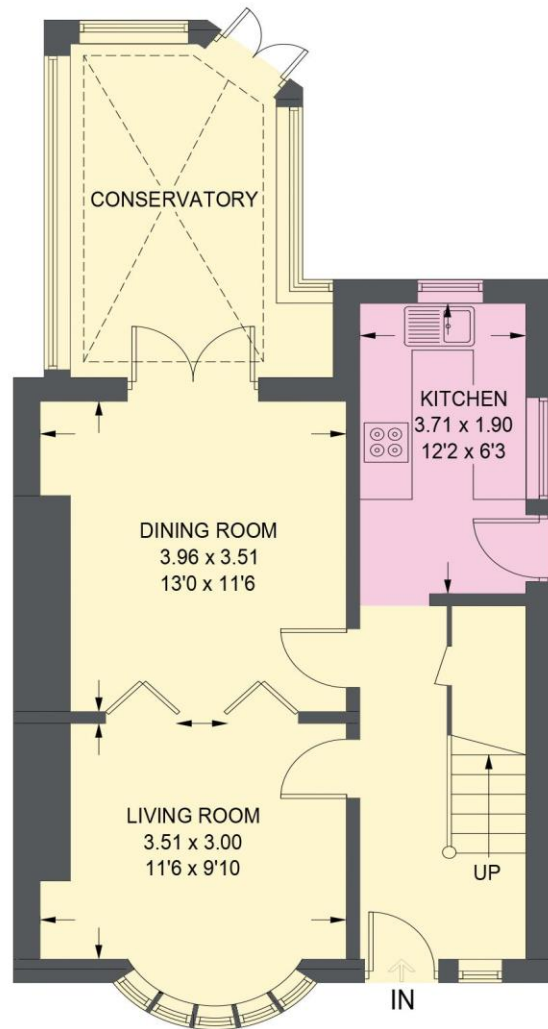


25 ANSELL ROAD

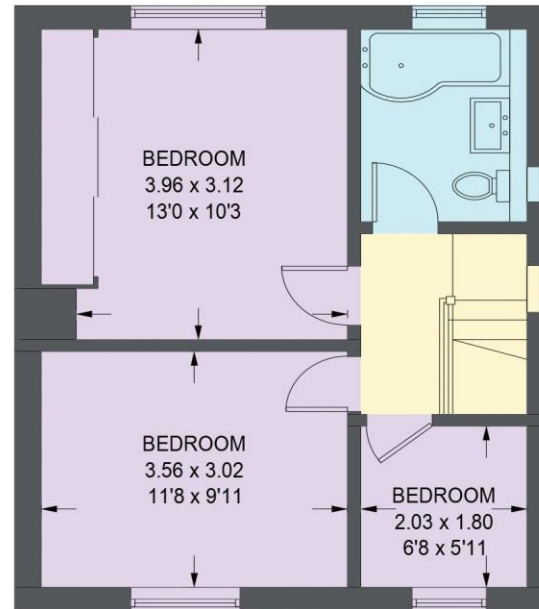
APPROXIMATE GROSS INTERNAL AREA = 94.0 SQ M / 1012 SQ FT

GARAGE = 14.7 SQ M / 158 SQ FT

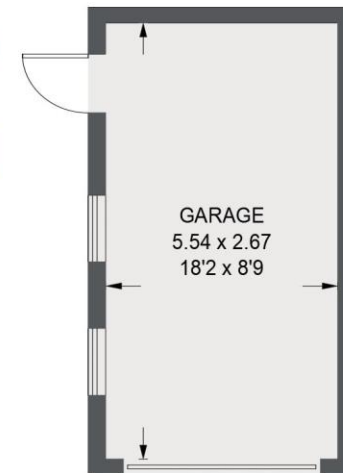
TOTAL = 108.7 SQ M / 1170 SQ FT



GROUND FLOOR
54.6 SQ M / 588 SQ FT



FIRST FLOOR
39.4 SQ M / 424 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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