





14 Stewart Road

Sharrow Vale • Sheffield • S11 8XT

Guide Price £215,000 - £225,000

Located in the heart of fashionable Sharrow Vale offering a variety of independent shops, pubs and cafes is a fabulous end terraced property. Arranged over 3 levels with the potential to develop the basement subject to any necessary planning consents. Predominantly double glazed and benefits from combination gas central heating, Entering through, a uPVC door into a dual aspect open plan flexible living space. At the rear, offering alternative access is the kitchen fitted with gloss black fronted units, matching worktops, and contrasting wood effect worktops. Integrated appliances include an oven, 4 ring gas hob an overhead extractor, space with plumbing for further appliances and access to the basement. The first floor features a front facing double bedroom decorated in neutral tones and grey carpet. The bathroom is equipped with stylish tiles and a modern 3-piece white suite, corner shower cubicle an heated towel rail. Stairs rise to create an occasional room on the second floor, filled with natural light courtesy of rear facing Velux window. Externally a forecourt with established planting creates privacy from the road., Through a communal passageway is a gated, fully enclosed private low maintenance rear garden. Sharrow Vale is a vibrant hot spot with an array of independent outlets, creating a buzz, and attracting a diverse range of buyers. It has highly regarded local schools, Endcliffe, Bingham, and Chelsea Park, as well as the Botanical Gardens, further recreational facilities, public transport and excellent transport links to the city centre, train station, hospitals, universities, and the Peak District.



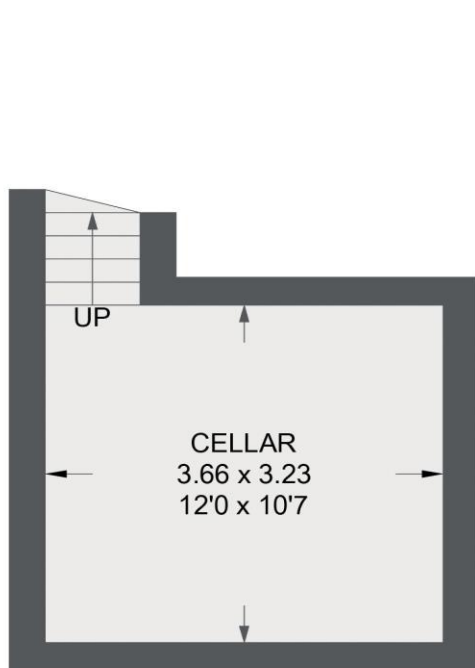
- End Terrace House in Sharrow Vale
- Light & Airy Interior over 3 Floors
- Modern Kitchen with some Appliances
- Stylish Bathroom
- Popular, Trendy Location
- Private Enclosed Rear Garden
- No Onward Chain
- Combi Boiler & Predominantly Double Glazed
- Tenure TBC
- Council Tax Band A, EPC Rating D

14 STEWART ROAD

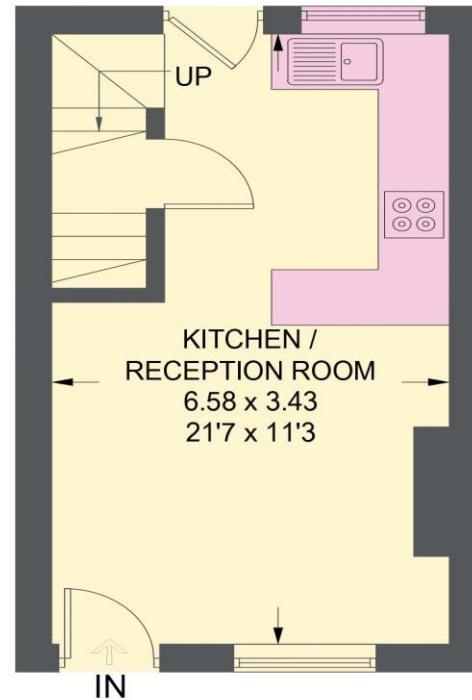
APPROXIMATE GROSS INTERNAL AREA = 58.4 SQ M / 629 SQ FT

CELLAR = 13.1 SQ M / 141 SQ FT

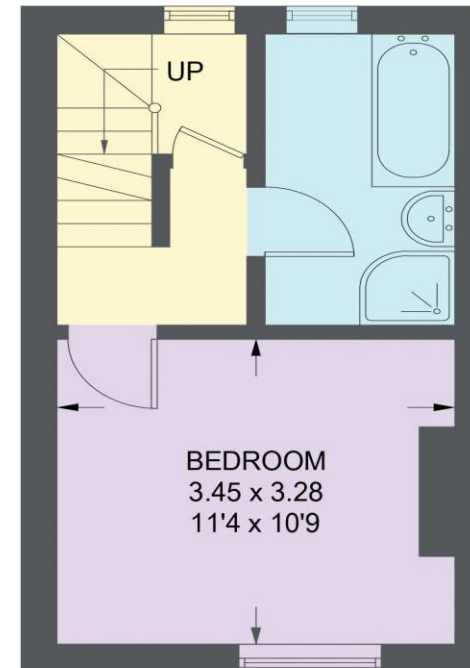
TOTAL = 71.5 SQ M / 770 SQ FT



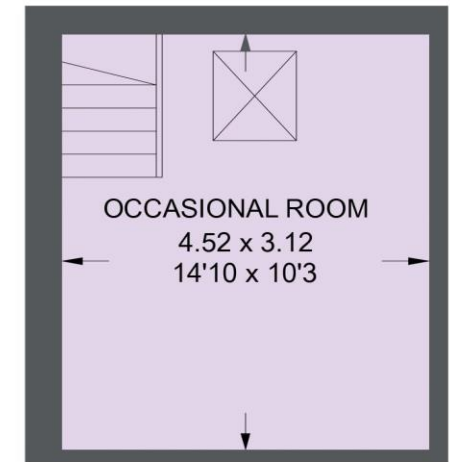
CELLAR
13.1 SQ M / 141 SQ FT



GROUND FLOOR
22.4 SQ M / 241 SQ FT



FIRST FLOOR
22.1 SQ M / 238 SQ FT



SECOND FLOOR
13.9 SQ M / 150 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.