

Evans Lee & Co Limited

217 Oakbrook Road

Sheffield S11 7EB

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40 Fentonville Street, Sheffield, S11 8BB

Offered for sale with no chain and early vacant possession is this three bedroomed corner terrace property that has gas fired combination central heating, UPVC double glazing, cellar and off road parking to the rear for two vehicles. Within a short walk of Ecclesall Road and The City Centre the accommodation comprises; sitting room, inner lobby, breakfast kitchen with access to the cellar. To the first floor two double bedrooms and shower room and to the second floor bedroom three. The property is likely to be of interest to the first time buyer or investor landlord.

Offers Around £149,950

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The Accommodation Comprises

Panelled front entrance door with fan glazed top section and glazed section set over opens through in to the

Sitting Room

A well proportioned sitting room having side and front facing UPVC double glazed windows, two central heating radiators and door to the

Inner Lobby

Which has staircase with handrail rising to the first floor and door to the

Breakfast Kitchen

Fitted with a range of wall and base units, work surfaces with stainless steel sink and drainer set beneath a rear facing UPVC double glazed window. Space and point for gas cooker, extractor, plumbing for washing machine, wood effect flooring, two radiators, space for table, side UPVC double glazed window and UPVC rear entrance door. The room houses the wall mounted gas fired central heating boiler. Door to

Cellar Head

With steps down to a single cellar which houses the meters.

From the inner lobby staircase with handrail rises to the

First Floor Landing

With staircase to the second floor and

doors to all first floor rooms.

Double Bedroom One

Having front and side facing UPVC double glazed windows, two radiators and a recess storage cupboard.

Double Bedroom Two

Having a side facing UPVC double glazed window and radiator.

Shower Room

Suite in white comprising; pedestal wash hand basin and low flush W.C. Corner shower cubicle with thermostatic shower, tiled walls, chrome heated towel rail and a rear facing UPVC double glazed obscured window.

From the first floor landing staircase rises to the

Second Floor

Which comprises of

Double Bedroom Three

A third double bedroom having a rear dormer window with City views and a side facing UPVC double glazed window. Radiator.

Outside

To the rear off road parking for two vehicles.

Viewing

Contact Evans Lee on (0114) 230 96 44 or info@evanslee.co.uk



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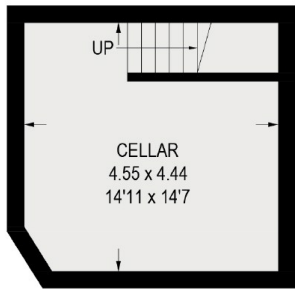
40 FENTONVILLE STREET

APPROXIMATE GROSS INTERNAL AREA = 102.2 SQ M / 1100 SQ FT

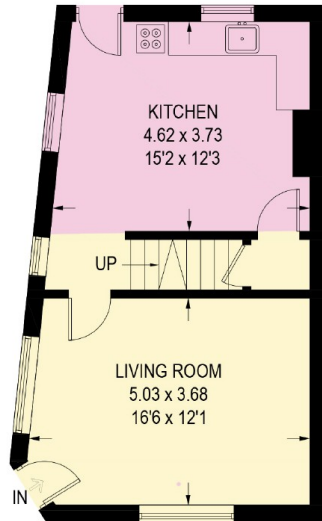
CELLAR = 20 SQ M / 215 SQ FT

TOTAL = 122.2 SQ M / 1315 SQ FT

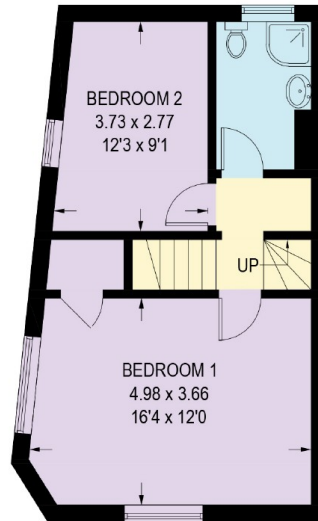
 = REDUCED HEADROOM BELOW 1.5m / 5'0



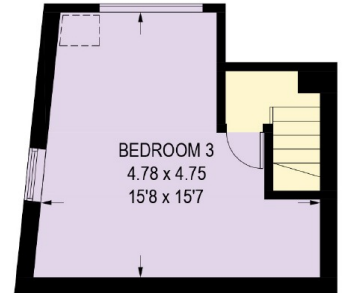
CELLAR
20 SQ M / 215 SQ FT



GROUND FLOOR
40.6 SQ M / 437 SQ FT



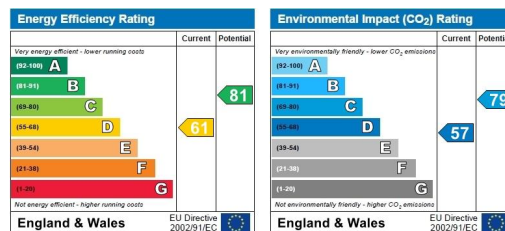
FIRST FLOOR
40.3 SQ M / 434 SQ FT



SECOND FLOOR
21.3 SQ M / 229 SQ FT

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

Directions



Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

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