



183 Oakbrook Road, Sheffield, S11 7EB

Located within a stones throw of both Endcliffe and Bingham Park is this attractively presented stone fronted three bedroomed Victorian mid terrace property. Having well proportioned accommodation arranged over three floors No 183 is sure to be of interest to the young couple or family and has excellent nearby amenities and highly regarded school catchment. Gas fired central heating, useful storage cellar and charming rear southerly facing garden, the accommodation comprises; sitting room with cast iron stove, inner lobby and refurbished breakfast kitchen with a range of built in appliances.. To the first floor, double bedroom, good sized second bedroom and bathroom with contemporary suite in white and separate shower cubicle. To the second floor a superb studio bedroom.

Offers Around £274,950

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The Accommodation Comprises

Panelled front entrance door with obscured top section opens through in to the

Charming Sitting Room

A well presented and proportioned sitting room with exposed floor boards, picture rail, coving, ceiling rose and a radiator set beneath the front facing window. Set in to the recess of the chimney breast on a raised hearth is a superb cast iron stove. Door to the

Inner Lobby

Having staircase with handrail rising to the first floor and door to the

Refurbished Breakfast Kitchen

Refurbished with a range of Shaker wall and base units, wooden work surfaces, tiled splash backs and inset Belfast style sink with mixer tap set beneath a rear facing window. Stainless steel five ring gas hob with extractor canopy set over and stainless steel fan assisted oven and grill. Built in dishwasher and fridge freezer. Space for central table, plumbing for washing machine, exposed floor boards, radiator, cupboard housing the amended gas fired combination central heating boiler, coving to the ceiling and rear entrance door. Door to the

Cellar Head

With steps leading down to a front cellar which houses the meters.

From the inner lobby staircase with handrail rises to the

First Floor Landing

Having radiator, staircase to the second floor and doors to all first floor rooms.

Double Bedroom

A good sized double bedroom which has a front facing window, radiator, recess storage cupboard and cast iron original fireplace to the chimney breast.

Bedroom Two

A good sized second bedroom having a rear facing window and radiator.

Bathroom

With suite in white comprising; dual flush W.C, pedestal wash hand basin and stand alone rolled top bath. Corner shower cubicle with Grohe chrome shower, tiled floor and walls, recess lighting, heated chrome towel rail and a rear facing double glazed obscured window.

From the first floor landing staircase rises to the

Second Floor

Comprising of

Studio Bedroom Three

A superb studio bedroom having front and rear facing Velux windows, eaves storage to front and rear and radiator.



Evans Lee & Co Limited

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Outside

To the front forecourt area and side passageway to the rear.

To the rear a charming south facing garden with paved entertainment terrace and mature shrubs providing a private and established feel.

Fixtures & Fittings

Certain items may be available to purchase by separate negotiation with the Vendor.

Viewing

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



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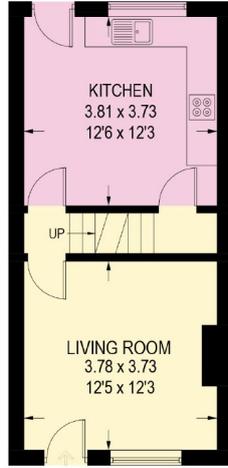
183 OAKBROOK ROAD

APPROXIMATE GROSS INTERNAL AREA = 99.7 SQ M / 1072 SQ FT
(EXCLUDING EAVES)

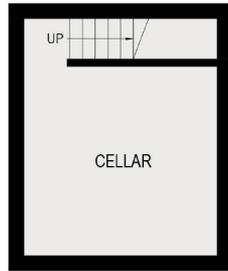
CELLAR = 17.9 SQ M / 193 SQ FT

TOTAL = 117.6 SQ M / 1265 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0"



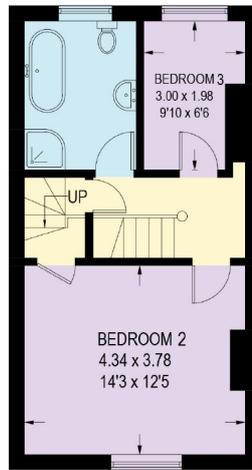
GROUND FLOOR
32.9 SQ M / 354 SQ FT



CELLAR
17.9 SQ M / 193 SQ FT



SECOND FLOOR
29.4 SQ M / 316 SQ FT

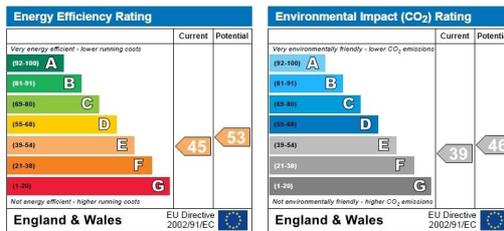


FIRST FLOOR
37.4 SQ M / 402 SQ FT

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

Directions

Heading along Rustlings Road with Endcliffe Park on your right hand side fork left on to Oakbrook Road and you will locate No 183 on your left hand side.



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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