



Camborne Road, Sheffield, S6

Offers Over £235,000

- FANTASTIC THREE BEDROOM END TERRACED PROPERTY
- LOUNGE WITH LOG BURNING STOVE
- ATTIC BEDROOM WITH EN SUITE AND DRESSING/ KITCHENETTE AREA
- FREEHOLD
- IMMACULATELY PRESENTED THROUGHOUT
- TWO SPACIOUS FIRST FLOOR BEDROOMS
- LOVELY LOW MAINTENANCE GARDENS
- OPEN PLAN BREAKFAST DINING KITCHEN
- FAMILY BATHROOM WITH SEPARATE BATH AND SHOWER ENCLOSURE
- COUNCIL TAX BAND B - £1681.01

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****AN ALTOGETHER BEAUTIFUL HOME ** VIEWING ESSENTIAL**** This individual turn key property is tastefully presented both inside and out and will appeal to young and old alike. The quirky layout adds such character and charm to this gorgeous three bedroom end terraced property. Occupying a corner plot and benefiting from low maintenance gardens which are immaculately presented. The property briefly comprises of: Entrance lobby; Lounge with log burning fire; Open plan breakfast and dining kitchen; Two spacious first floor bedrooms; Generous family bathroom; Attic bedroom three with en suite and off shot dressing/ kitchenette/ storage area; Gardens to the front and side elevations; Small outbuilding;



Council Tax Band: B



ENTRANCE HALL

As you approach through the low iron gate, the kerb appeal of this lovely family home is immediately apparent. Entering through a part obscure glazed composite entrance door to the hallway with; Wood effect laminate flooring; Ceiling light; Over door obscure double glazed window; Stairs rising to the first floor; Part glazed internal doors open to the breakfast dining kitchen and to the lounge;

LOUNGE

This great living area has; Feature log burning stove, set into a brick built fireplace and chimney stack; Uplighting to the hearth; Coving; Wood effect laminate flooring; Ceiling light set into a rose; Central heating radiator; uPVC double glazed bay window to the side aspect; Cosy reading recess to the bay;

OPEN PLAN BREAKFAST DINING KITCHEN

BREAKFAST KITCHEN AREA

Ideal for today's modern living this beautifully appointed kitchen comprises of; A good range of Oak wall, base and drawer units; Black marble effect worktops; Large central kitchen peninsula, incorporating an integrated five ring gas hob, with extractor fan above and an abundance of under worktop storage; Brickwork style splashbacks; Integrated fridge freezer and double oven; Space and plumbing for dishwasher; Two runs of rope cable lighting systems with spotlights; One and a half sink and mixer tap, with uPVC double glazed window above; Open Oak display shelving; Bi-fold door to the cellar head;

CELLAR HEAD

With space and plumbing for a washing machine the cellar head has open shelving and space for storage, creating a useful utility area; Having laminate flooring, power and ceiling light; Glazed door to cellar access steps;

CELLAR

Two cellar areas with power and lighting; One side housing the wall mounted combi boiler and kitchen appliances;

DINING AREA

This good size dining room has; Oak fitted media unit with open wine storage and cupboards below; Space for table and chairs; uPVC double glazed bay window recess; Wood effect laminate flooring; Coving; Ceiling light point; Two central heating radiators; Double glazed patio doors opening to the garden area;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This elegantly presented primary bedroom is spacious in design and has; Carpet flooring; Central heating radiator; Black cast iron fireplace; ceiling light point; uPVC double glazed window to the side elevation;

BEDROOM TWO

A good sized double with; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

A great family bathroom incorporating; Double width shower enclosure with screen doors and wall mounted shower; Deep panelled bath; Wash basin set into vanity storage unit; Low level WC with push button flush; Black flooring; Vertical heated towel rail; Recessed ceiling spotlights; Tiled walls to wet areas with the remaining walls being painted; Obscure double glazed uPVC window;

LANDING AND STAIRS

With; Carpet flooring; Ceiling light point; Low door to under attic stairs storage area; Solid doors to the two first floor bedrooms, family bathroom and attic stairs access;

STAIRS RISING TO THE SECOND FLOOR

ATTIC SUITE

Open plan, light and airy, this is a great space to accommodate a teenager or

dependant relative. Benefitting from a little off shot dressing area in which the previous owners had a microwave and kettle, adding to the self contained feel of this room. With; uPVC double glazed window to the front elevation; Dormer window to the side elevation; Carpet flooring; Recessed ceiling spotlights; Central heating radiator; Feature stained glass window to the ensuite area; Space for bedroom furniture and seating; Bi-fold door to the off shot dressing room; Open access to the en suite;

EN SUITE

Comprising of; Double width shower recess, with glass door and wall mounted shower; Low level Wc with push button flush; Feature chrome and glass wash basin; Fully tiled wall to wet area; Extractor fan; Central heating radiator; Ceiling light; Vinyl flooring; Low door to eave storage;

OUTSIDE

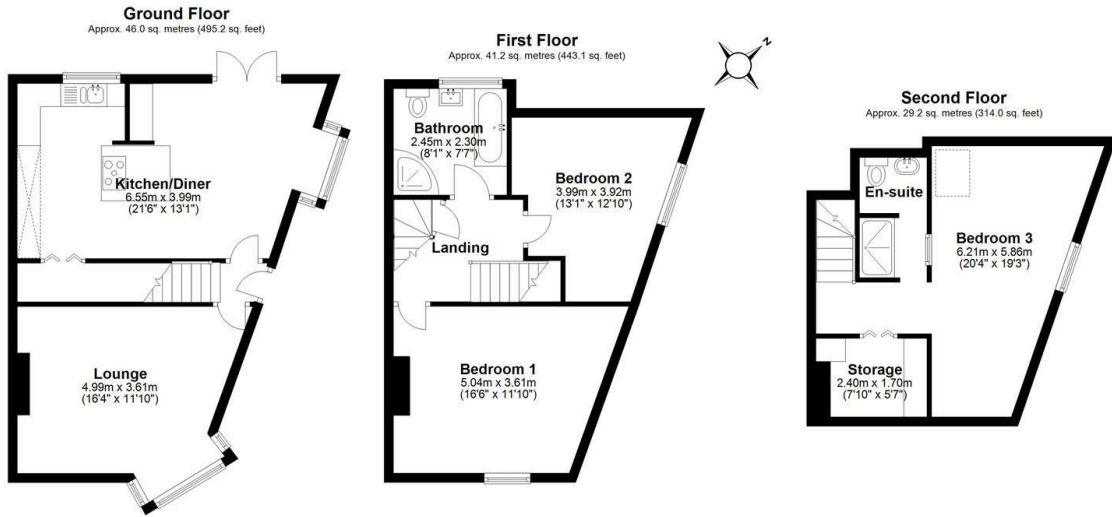
Immaculately maintained and having; A low iron entrance gate; Path to the front door access; Copper Beech hedging and stone wall borders; Mature Cherry tree and planting; Outdoor lighting; Tall secure gate to the main side garden; Capturing the sun throughout the day, this lovely suntrap has; Various areas of paving and pebble beds; Storage shed; Raised bed of mature planting; Fence borders; Outdoor security lighting; Water supply; Brick built outhouse;

ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.







Total area: approx. 116.3 sq. metres (1252.3 sq. feet)
All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	