



## 219 Wincobank Avenue, Sheffield, S5 6BD

£895 Per Calendar Month

- THREE BEDROOM FAMILY HOME
- GREAT STORAGE THROUGHOUT
- GOOD TRANSPORT LINKS
- COUNCIL TAX BAND A -£1,589.38
- MODERN KITCHEN
- SPACIOUS ROOMS
- RENT - £895
- SOLAR PANELS
- BEAUTIFUL TIERED REAR GARDEN
- BOND - £1032

## 219 Wincobank Avenue, Sheffield S5 6BD

This three bedroom mid terrace is ideally situated close to local shops; schools, good public transport routes and motorway access. The family home briefly comprises of; entrance porch; Lounge; Spacious kitchen/diner; Large cellar, Useful utility room; WC and further storage room accessed via rear garden also; Stairs and landing to first floor bedrooms and bathroom; Further stairs to large attic bedroom benefiting from built in wardrobes.

To the outside a small front garden and beautiful presented tiered rear garden with patio, faux grass and decking areas.



Council Tax Band: A



### **ENTRANCE PORCH**

Entered via part glazed uPVC door; Obscure front facing uPVC double glazed window; Wood effect flooring; Painted walls; Ceiling light point; Solid door accessing lounge;

### **LOUNGE**

Decorative tiled fireplace place with wooden mantel surround; Wooden shelving; Wood effect flooring; Stairs leading to first floor landing; Front facing uPVC double glazed window; Central heating radiator; Wall papered walls; Ceiling light point; Solid door accessing kitchen/diner;

### **KITCHEN/DINER**

Modern kitchen; With; A good combination of wall, base and drawer units; Integrated 4 door oven with 8 ring gas hob and extractor fan above; Integrated fridge, freezer and dishwasher; Integrated sink, drainer and tap; Sleek tiled splash back; Tiled effect vinyl flooring; Central heating radiator; Painted and wall papered walls; Spot lights; Solid doors accessing rear garden and cellar;

### **STAIRS & LANDING**

Carpeted stairs with wooden handrail and feature railing; Wall light and Spotlights; Solid doors accessing first floor bedrooms, bathroom and built in storage cupboard; Further carpeted stairs to attic bedroom; Accessed via part glazed door;

### **BEDROOM ONE**

Having; uPVC double glazed window to the rear elevation; Carpet flooring; Central heating radiator; Wallpapered walls; Ceiling light point;

### **BEDROOM TWO**

With; Front facing uPVC double glazed window; Carpet flooring; Central heating radiator; Wallpapered walls; Ceiling light point;

### **BATHROOM**

Feature tiled bath with lighting; Wall mounted electric shower above; Pedestal wc; Hand wash basin; Tiled walls to wet areas; Remaining painted and walls and wall paper; Vertical heated towel rail; Obscure rear facing double glazed uPVC window; Tiled flooring; Spot lights; Extractor fan;

### **ATTIC BEDROOM THREE**

Spacious double bedroom; Benefiting from; Built in wardrobes; Carpet flooring; Velux window to the rear; Central heating radiator; Wall papered walls; Spotlights;

### **CELLAR**

Stairs from the kitchen lead down into the useful cellar ideal for storage; Further door accessing large utility room; Space and plumbing for washing machine and separate dryer; Upward steps lead to WC and further storage room accessed via rear garden also; With spot lights and ceiling light points throughout;

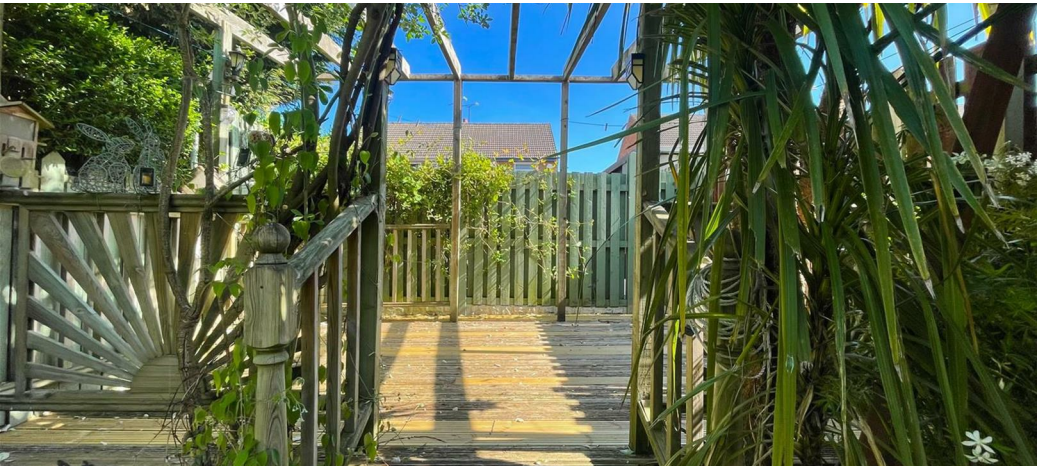
### **REAR GARDEN**

Beautifully presented tiered garden; Steps lead down to the paved patio; Part glazed uPVC door provides access to storage room/wc/Utility room/Cellar; Further steps lead down to faux grass with hedge and wooden fence surround; Benefiting from mature shrubs, flowers and palm trees; Step down onto further faux grass which leads to private decking area;

### **FRONT GARDEN**

Small laid lawn with remaining paved patio; Wooden fence and red brick wall surround.





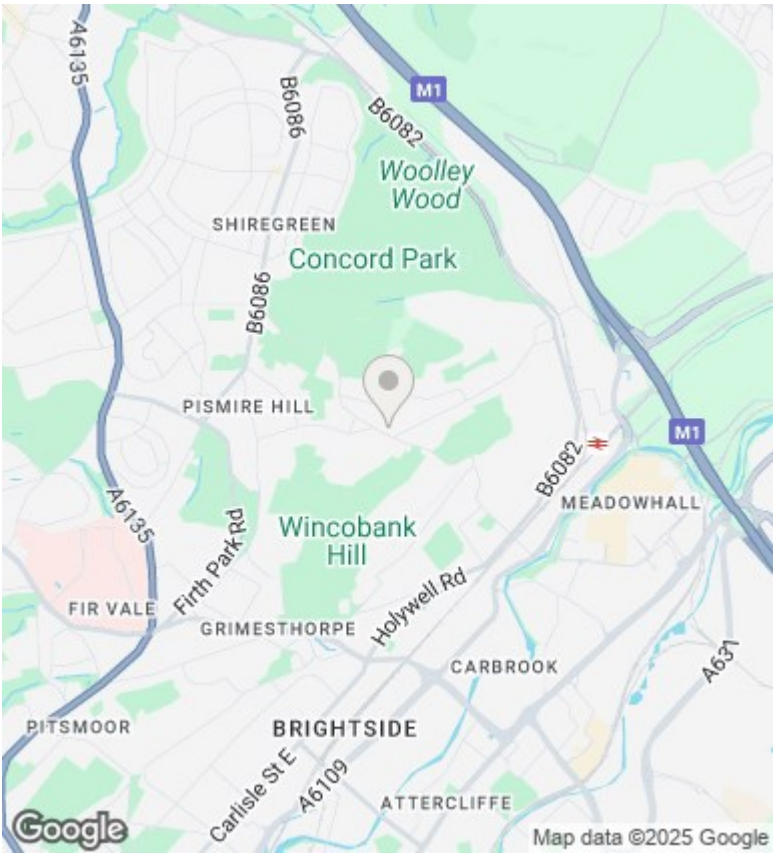
Directions

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 