



59 Cowlshaw Road, Sharrowvale, Sheffield, S11 8XE



# 59 Cowlshaw Road Sharrowvale

Offers Around

## £375,000

A beautifully presented and sympathetically improved larger-style bay-windowed villa offering four double bedrooms and generous living accommodation, perfectly positioned in this highly sought-after location.

The property is ideally situated within walking distance of Hunters Bar School and the vibrant Sharrow Vale Road, home to popular bistros, artisan shops and cafés. Endcliffe Park and a range of nearby sports facilities are also close at hand, making this an ideal home for both families and professionals.

The accommodation is arranged over three floors and includes a welcoming side entrance hall, a bay-windowed living room with multi-fuel stove and bespoke fitted cabinetry, and a separate dining room that opens into a superbly appointed off-shot kitchen with a full range of integrated appliances. There is also a useful basement and utility area.

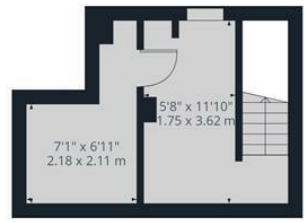
On the first floor, the very spacious master bedroom is complemented by a further large double bedroom and a modern family bathroom with full suite and shower. The second floor provides two excellent bedrooms, ideal for children or guests, together with a cloakroom fitted with a W.C. and wash hand basin, and ample space to add a shower if desired.

Externally, the property enjoys a small landscaped front garden with useful storage. To the rear is a beautifully designed courtyard garden, attractively landscaped with a yard area, low-maintenance artificial lawn and climbing plants, creating a private and appealing outdoor space.

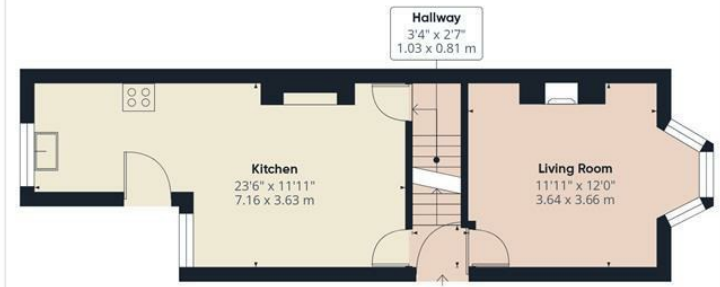
- Larger style bay window villa terrace
- Four double bedrooms
- Large open plan living kitchen with adjacent dining room
- Living room with multi-fuel stove
- Modern family bathroom
- Useful basement / utility area
- Tastefully improved by current owners
- Attractive landscaped courtyard garden
- Very sought after location with excellent amenities and good local schools
- An internal inspection a must - call Saxton Mee Banner Cross to arrange a viewing



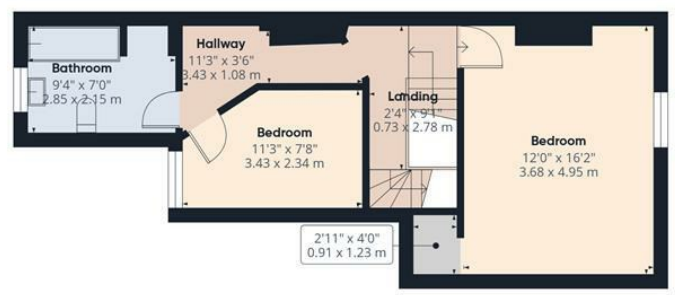




Floor -1



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
 1347 ft<sup>2</sup>  
 124.8 m<sup>2</sup>

**Reduced headroom**  
 28 ft<sup>2</sup>  
 2.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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