



30 Armthorpe Road, Sheffield, S11 7FA

Saxton Mee



# 30 Armthorpe Road

## £375,000

A beautifully presented three/four bedroom end terrace property having had a cellar conversion providing two additional rooms with garden access, ideal for the growing family or those in need of a work from home space.

This lovely family home has been upgraded and maintained to a high specification and boasts a mixture of modern and traditional features.

The property briefly comprises:

An entrance hallway from the rear, downstairs playroom/utility room and a bedroom/study. Stairs rise to provide access to the family dining kitchen which has a good range of base, drawer and wall units with Belfast sink and integrated appliances and lounge with bay window and wood burning stove.

A staircase rises to provide access to a great size double bedroom, a good size single bedroom and a family bathroom.

A further staircase from the landing provides access to attic bedroom three which has a rear facing velux window and a front facing dormer window.

To the front of the property there is a foregarden, Externally to the rear there is a lawned rear garden with paved seating area.

Situated within one of Sheffield's most sought-after locations, the popular Endcliffe and Bingham parks are just a stone throw away with local amenities close to hand and the lively Ecclesall Road just slightly further afield. Local schooling is well regarded and offers a choice in both junior and secondary.

Tenure: Leasehold

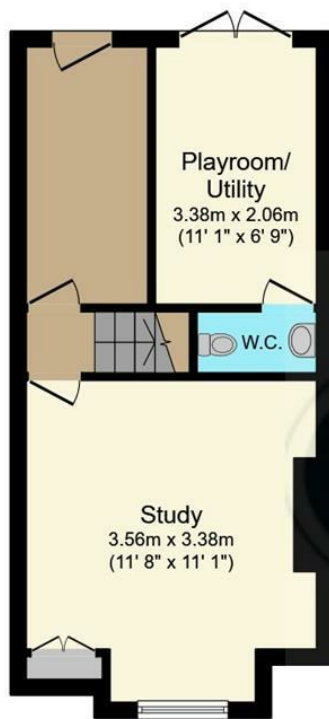


- SITUATED OVER FOUR FLOORS
- BEAUTIFULLY PRESENTED
- 3 TO FOUR BEDROOMS
- IN THE CATCHMENT FOR EXCELLENT SCHOOLS
- LOVELY BACK GARDEN
- IDEAL TO WORK FROM HOME
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING
- COUNCIL TAX BAND: B
- VIEWINGS VIA BANNER CROSS



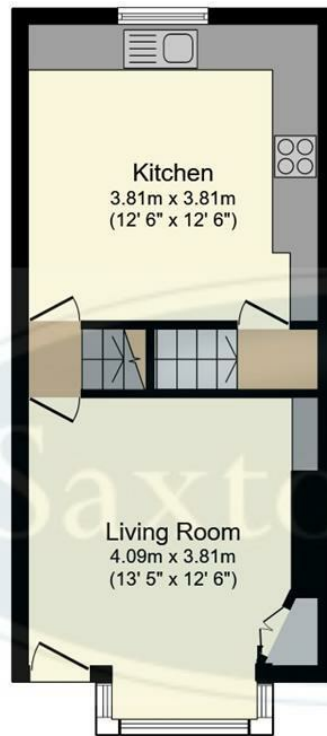






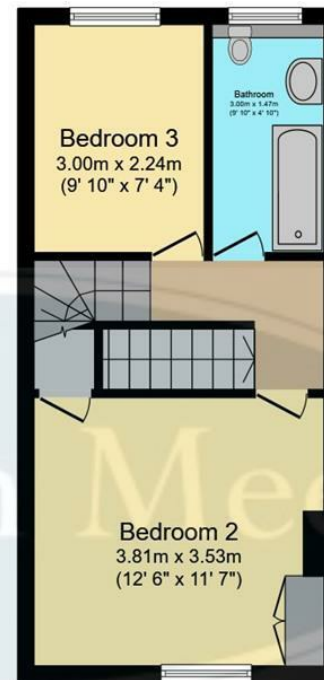
### Lower Ground Floor

Floor area 31.9 m<sup>2</sup> (343 sq.ft.)



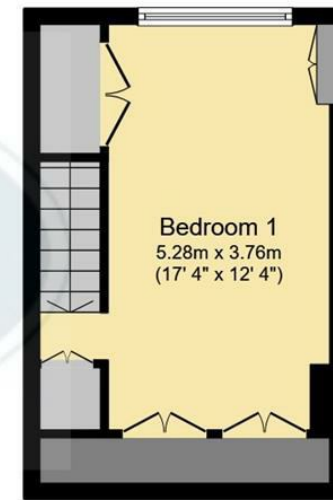
### Ground Floor

Floor area 33.5 m<sup>2</sup> (360 sq.ft.)



### First Floor

Floor area 32.1 m<sup>2</sup> (346 sq.ft.)



### Second Floor

Floor area 20.7 m<sup>2</sup> (223 sq.ft.)

**TOTAL: 118.2 m<sup>2</sup> (1,272 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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