



## 45 STATION ROAD SHEFFIELD, S26 6QP

**£230,000**  
**FREEHOLD**

\*\*\*GUIDE PRICE £230,000 - £250,000\*\*\*

This beautifully presented and contemporary family home offers spacious accommodation arranged over three floors, recently renovated and benefiting from a brand-new kitchen and bathroom. Situated in a much sought-after location, the property is conveniently positioned close to local schools, shops and everyday amenities, while also providing excellent access to Sheffield, Rotherham and Worksop. Further benefits include a low-maintenance enclosed rear garden, on-street parking and the significant advantage of no upper chain, making this an ideal purchase for families and commuters alike.

**Kendra  
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# 45 STATION ROAD

- **\*\*\*GUIDE PRICE £230,000 - £250,000\*\*\***
- Beautifully presented three-storey family home
- Recently renovated with a new kitchen and bathroom
- Spacious accommodation over three floors
- Master bedroom with en-suite WC
- Low-maintenance enclosed rear garden with patio and decked areas
- Situated in a much sought-after location near schools, shops, and amenities
- Excellent access to Sheffield, Rotherham, and Worksop
- On-street parking available
- No upper chain



## LIVING ROOM

A beautifully presented and stylish living room, featuring a front-facing uPVC double-glazed bay window and matching entrance door. The room benefits from elegant coving, a central heating radiator and a generous under-stairs storage cupboard. Finished with high-quality herringbone-effect flooring, the focal point of the room is a decorative fireplace with a coal-effect gas fire. A door provides access through to the dining room.

## DINING ROOM

This spacious, light and airy dining room enjoys a rear-facing uPVC double-glazed window, coving to the ceiling and contemporary downlighting. Additional features include a central heating radiator and a door leading to the staircase, which in turn provides access to the first floor. The herringbone-effect flooring continues seamlessly through into the breakfast kitchen, creating a cohesive and modern flow.

## BREAKFAST KITCHEN

The modern breakfast kitchen is fitted with a stylish range of wall and base units complemented by coordinating work surfaces and a ceramic sink with mixer tap. Integrated appliances include a fan-assisted electric oven, induction hob with extractor hood above and a microwave oven. There is space for a freestanding fridge freezer, washing machine and dishwasher, all of which can be concealed behind matching cupboard fronts. Further features include a contemporary vertical radiator, ceiling downlighting, a breakfast bar, a side-facing uPVC double-glazed window and an archway leading through to the utility room.

## UTILITY ROOM

The utility room offers additional practicality, with a side-facing uPVC double-glazed window and a uPVC entrance door opening out to the rear garden. The space features exposed brick walls, ceiling downlighting and continued herringbone-effect flooring, enhancing the home's modern character.

## FIRST FLOOR LANDING

The first-floor landing provides access to two well-proportioned bedrooms and the family bathroom, with stairs continuing to the second floor.

## MASTER BEDROOM

A generous and stylish double bedroom positioned to the front of the property, featuring a uPVC double-glazed window, central heating radiator and ample space for bedroom furniture.

## EN-SUITE WC

Comprising a low-flush WC and a vanity hand wash basin with tiled splashback. Additional features include a useful storage cupboard housing the wall-mounted combination central heating boiler and quality floor covering.

## BEDROOM TWO

A further well-presented bedroom overlooking the rear garden, benefiting from a uPVC double-glazed window and central heating radiator, making it ideal as a guest room, child's bedroom or home office.

## BEDROOM THREE

A good-sized third bedroom, positioned to the rear of the

property and featuring a uPVC double-glazed window, coving to the ceiling and a central heating radiator, creating a comfortable and well-presented space suitable for a variety of uses.

#### **FAMILY BATHROOM**

A modern and well-appointed bathroom comprising a panelled bath with shower over and glass screen, low-level WC and wash hand basin. Finished with contemporary tiling, ceiling downlighting, a heated towel rail and an obscure uPVC double-glazed window.

#### **ATTIC BEDROOM**

##### **Second Floor**

The second floor offers an impressive additional bedroom, ideal as a principal suite, guest bedroom or flexible living space.

##### **Attic Bedroom**

A spacious and bright bedroom with a rear-facing Velux-style window allowing an abundance of natural light, central heating radiator and useful eaves storage, providing a versatile and stylish space.

#### **EXTERIOR**

To the front of the property is a walled garden with steps leading to the main entrance and gated side access to the rear. The rear garden is fully enclosed and designed for low maintenance, featuring a paved patio seating area, a raised decked seating area, a brick-built store and rear access. On-street parking is available.

## **45 STATION ROAD**





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### ADDITIONAL INFORMATION

**Local Authority** – Rotherham

**Council Tax** – Band A

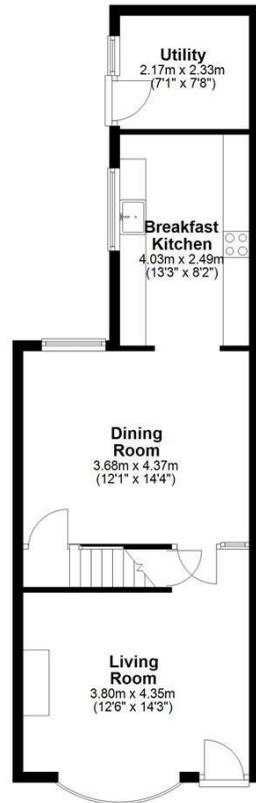
**Viewings** – By Appointment Only

**Floor Area** – 1174.10 sq ft

**Tenure** – Freehold



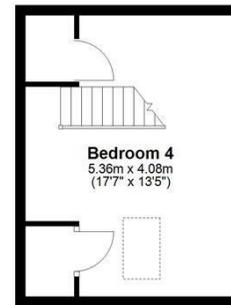
**Ground Floor**  
Approx. 49.2 sq. metres (529.2 sq. feet)



**First Floor**  
Approx. 38.1 sq. metres (409.6 sq. feet)



**Second Floor**  
Approx. 21.9 sq. metres (235.3 sq. feet)



Total area: approx. 109.1 sq. metres (1174.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>79</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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