ANDERSONS
RESIDENTIAL SALES & LETTINGS









243 Tullibardine Road, Sheffield, S11 7GQ

Offers In The Region Of £495,000

- DETACHED FAMILY HOME
- NO CHAIN
- UPVC DOUBLE GLAZED
- GARAGE AND OFF ROAD PARKING
- POPULAR LOCATION AND OFFERING GREAT POTENTIAL
- FOUR BEDROOMS
- CLOSE TO LOCAL AMENITIES, PARKS AND SCHOOLS
- GAS CENTRAL HEATING
- FAMILY SIZED GARDEN
- VIEWINGS HIGHLY RECOMMENDED

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www.andersons-ea.co.uk

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Andersons are delighted to offer to the open market this delightful period property. The property offers well proportioned accommodation throughout and is ideally suited to family buyers who require a flexible living accommodation. This fine home enjoys good sized gardens with views over Sheffield.
The property has been a well loved home for a number of years, being generally well presented and benefiting from double glazing, gas fired central heating and a well-appointed kitchen and bathroom The property has been previously extended to the side to incorporate a fourth bedroom.

Located in one of Sheffield's most sought after residential suburbs. Just a short stroll to the fashionable areas of Banner Cross, Sharrow Vale and Ecclesall Road which boast an array of independent cafes, bars, eateries, and a vibrant shopping scene.

Getting into Sheffield City Centre is easily done, either by car, on public transport or even on foot as it's less than three miles away. The property also affords good access to the Universities and hospitals.
The area has always been a firm family favourite due to its highly regarded schooling for all age groups supported by some excellent sporting and recreation facilities. Being located so close to these vibrant areas doesn't mean that you need to miss out on nature or a place to relax, Bingham Park, Endcliffe Park and open countryside are all on your doorstep.

4 1 2 E

Council Tax Band: E







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Having a uPVC entrance door, with complimentary glazed side and top panels, a central heating radiator, recessed ceiling spotlights and staircase which leads to the first floor accommodation.

LIVING ROOM
14'7" x 14'0"
A good sized reception room which benefits from a uPVC double glazed bay window, laminate wood flooring, recessed ceiling spotlights, a central heating radiator and feature fireplace with inset living flame gas fire.

DINING ROOM
14'9" x 1128'7"
A lovely formal dining room with stripped and polished floorboards, a central heating radiator, a rear facing uPVC double glazed window and an Adam style fireplace with inset electric fire and marble effect back and hearth.

KITCHEN
11'3" x 8'10"
Fitted with a comprehensive range of units above and below roll top worksurfaces, which incorporates a one and a half bowl sink with mixer taps. Integrated within the units is an electric oven, a four ring electric hob and there is space for a washing machine, dishwasher and fridge freezer. There are tiled splash backs to the walls, a rear facing uPVC double glazed window, uPVC entrance door and a central heating. radiator.

LOWER GROUND FLOOR

CELLAR AREA ONE
26'10" x 8'4"
Housing the consumer unit, electric and gas meters.

CELLAR AREA TWO
14'1" 10'3"
Excellent storage area and offering great potential.

FRIST FLOOR

LANDING
Having access to all rooms and attic storage space.

BEDROOM ONE
14'7" x 13'5"
Having a front facing uPVC double glazed bay window, recessed ceiling spotlights, coving to the ceiling, a central heating radiator and a Victorian style fireplace.

BEDROOM TWO
14'11" x 12'5"
Having a rear facing uPVC double glazed window, recessed ceiling spot lights, a central heating radiator and a Victorian style fireplace.

BEDROOM THREE
14'4" x 1017'0"
With a front facing uPVC double glazed window, recessed ceiling spotlights and a central heating radiator.

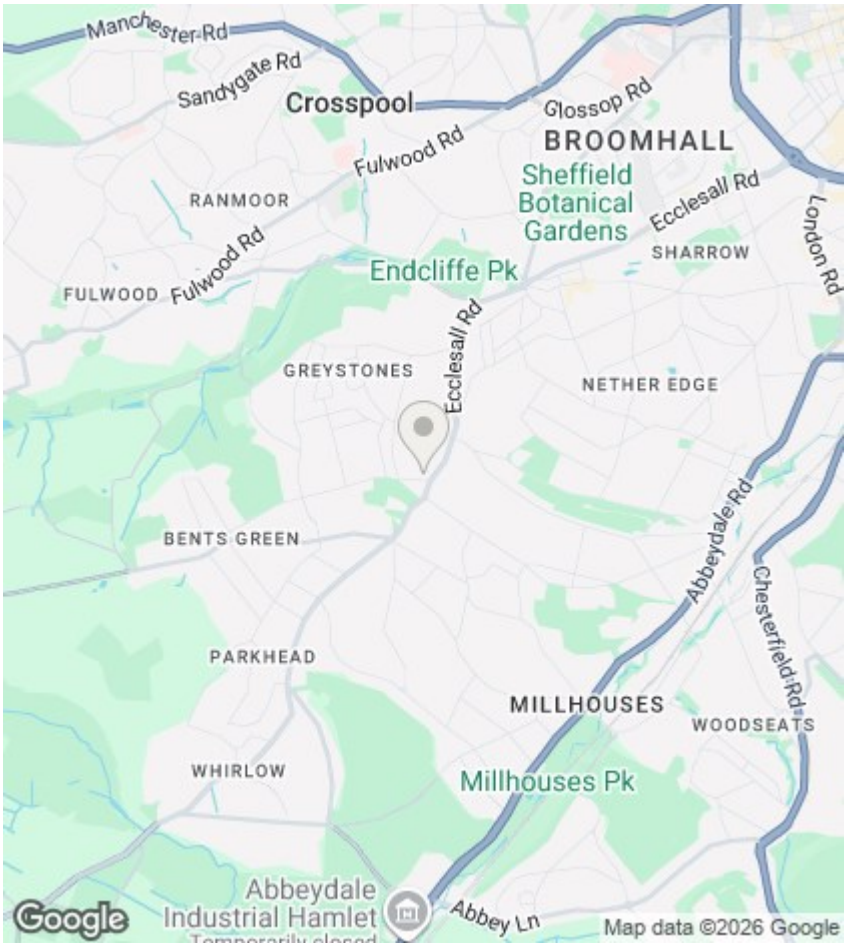
BEDROOM FOUR
8'6" x 7'1"
With a front facing uPVC double glazed window, recessed ceiling spotlights and a central heating radiator.

BATHROOM
11'3" x 7'8"
Fitted with a three piece suite which comprises of a panelled bath with electric shower over, a low flush w/c and pedestal wash hand basin. there are tiles to the walls and floor, recessed ceiling spotlights, a central heating radiator and a rear facing uPVC double glazed window.

OUTSIDE
To the front of the property sees a paved area, which provides car standing space and in turn leads to the detached garage. there is a low level wall and mature shrubs and tree.

To the rear of the property sees a good sized enclosed garden with large paved patio and two lawned areas with mature shrub trees.

GARAGE
16'5" x 10'4"



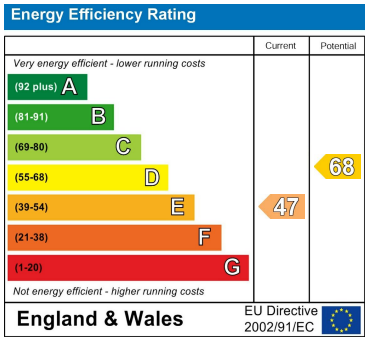
Directions

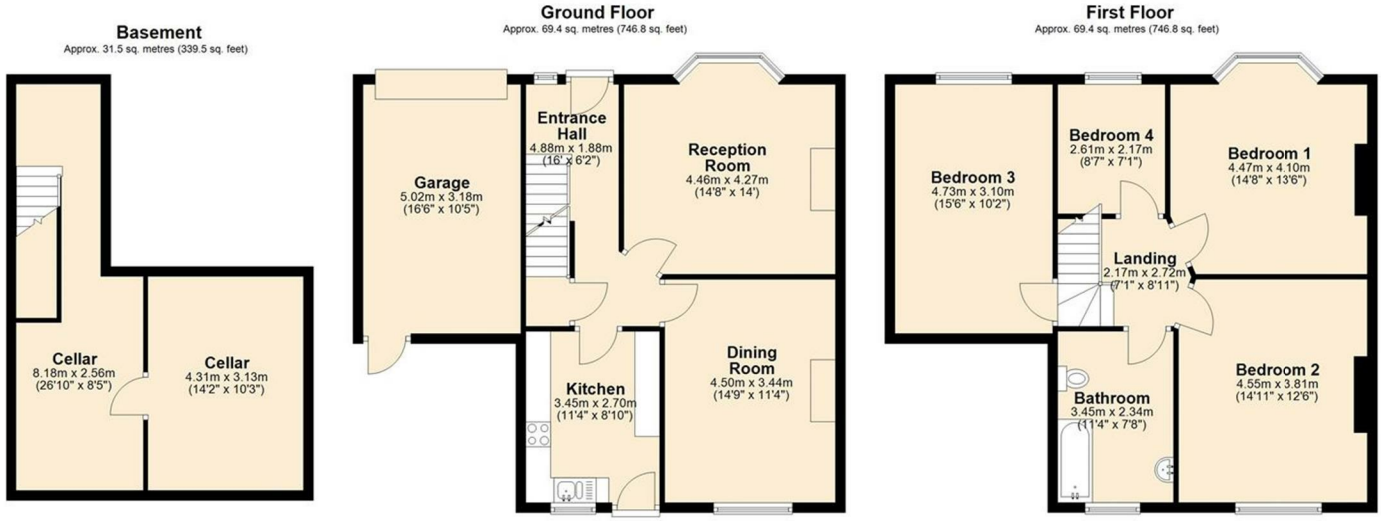
Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

E





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