



Chicken Cottage, 15 Khartoum Road, Sheffield, S11 8RD

Located on the doorstep of the award winning Botanical Gardens is this stylishly presented three bedroomed Victorian bay windowed mid terrace home. The current owner has sympathetically upgraded No 15 to an extremely high standard and is likely to be of great interest to the discerning young couple. The accommodation is arranged over four floors which incorporates a cellar conversion which is used as a substantial utility / laundry room. The property has gas fired combination central heating, UPVC double glazing, walled rear garden with planters and a number of original features have been retained throughout that blend seamlessly with the contemporary fittings on offer. Side entrance lobby, sitting room, breakfast kitchen with integrated appliances, to the first floor, double bedroom, bedroom two and shower room. To the second floor a further double bedroom. Situated one road back from Ecclesall Road and its wide range of eateries and within an easy walk of The City Centre.

Offers Around £315,000

Chicken Cottage, 15 Khartoum Road, Sheffield, S11 8RD

The Accommodation Comprises

Panelled side entrance door with obscured glazed top sections and leaded light set over opens through in to the

Side Entrance Lobby

Having period style tiled floor, staircase with handrail to the first floor, glazed door to the breakfast kitchen and panelled door to the

Bay Windowed Sitting Room

A well presented and proportioned sitting room that has a front walk in UPVC double glazed window. The room has a picture rail, coving to the ceiling, radiator and built in dresser unit to the left hand side of the chimney breast with shelving to the right hand side.. Set to the chimney breast is a cast iron fireplace with open fire

From the side entrance lobby feature glazed inner door opens through in to the

Stylish Breakfast Kitchen

A most stylish breakfast kitchen which is fitted with a range of Shaker wall and base units with solid wood work tops with inset Belfast sink set beneath a rear facing UPVC double glazed window. Tiled splash backs, pelmet lighting, exposed floor boards, space for table, stable rear entrance door and radiator. Integrated appliance include the Neff electric fan assisted oven and a 4 ring Smeg gas hob

which are both set in to the exposed brick chimney breast. Built in dishwasher and fridge and cupboard housing the Worcester gas fired combination central heating boiler. Original storage cupboards set to the left hand side of the chimney breast and door to the

Cellar Head

With steps leading down to the converted cellar which is now used as a Utility / Laundry Room and has Building Regulation Certification. The room has a front facing UPVC double glazed window, wood effect flooring, radiator, a run of work surfaces with plumbing for washing machine set beneath and cupboards housing the meters and fuse board.

From the side entrance lobby staircase with handrail rises to the

First Floor Landing

Having doors to all first floor rooms and staircase to the second floor.

Double Bedroom One

A tastefully presented double bedroom that has a front facing UPVC double glazed window, radiator, recess storage cupboard and an original cast decorative fireplace set to the chimney breast.

Bedroom Two

Having wood effect flooring, radiator and a rear facing UPVC double glazed window.



Evans Lee & Co Limited

217 Oakbrook Road

Sheffield S11 7EB

T 0114 230 9644

E info@evanslee.co.uk www.evanslee.co.uk

Sales & Lettings



Chicken Cottage, 15 Khartoum Road, Sheffield, S11 8RD

Shower Room

Refurbished in a contemporary style with suite in white comprising of low flush WC and wash hand basin set in a vanity unit. Corner curved shower cubicle with fixed shower head and additional telescopic attachment, tiled floor, exposed brickwork, heated towel rail / radiator and a rear facing UPVC double glazed obscured window.

Staircase from the first floor landing rises to the

Second Floor

Comprising

Bedroom Three

A good sized double bedroom which has a front facing Velux window with storage cupboards set beneath. To the rear a UPVC double glazed dormer window. The room is attractively presented and has a radiator set to one wall.

Outside

To the front a forecourt area.

Side passageway to the rear.

To the rear a southerly facing garden which is walled and fenced. There are raised planters in a kitchen garden style and a timber hut.

External water tap.

Viewing

Contact Evans Lee on (0114) 230 96 44 or info@evanslee.co.uk



Evans Lee & Co Limited

217 Oakbrook Road

Sheffield S11 7EB

T 0114 230 9644

E info@evanslee.co.uk www.evanslee.co.uk

Sales & Lettings



Directions

Heading along Ecclesall Road towards The City Centre turn left on to Thompson Road and then take your first left on to Khartoum Road and you will find Chicken Cottage on your left hand side.

Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

Evans Lee & Co Limited

217 Oakbrook Road

Sheffield S11 7EB

T 0114 230 9644

E info@evanslee.co.uk www.evanslee.co.uk

Sales & Lettings

