

## 202 Infirmary Road, Sheffield S6 3DJ



A bright and spacious two/three bed roomed maisonette which is located on this popular road near to the City Centre and Kelham Island. Perfect for first time buyers or landlords, the property is situated close to a variety of amenities including supermarkets, shops and cafes and is on the Supertram/Bus route giving easy access to the Universities and Hospitals. The wealth of upmarket restaurants and bars in Kelham Island is a short distance away too. Enjoying flexible accommodation over three floors, there is scope to alter to one's own tastes too even though the property has a modern and stylish décor currently. With double glazing and gas central heating, the property in brief comprises; Dining Kitchen with modern fittings and a lounge/occasional bedroom. To the first floor there is a landing area, master bedroom, versatile dressing room/office and a bathroom. To the second floor there is a spacious attic bedroom with far reaching views to the rear. Outside, there is a terraced garden area to the rear which enjoys far reaching views. Available to the market with NO CHAIN INVOLVED – Contact Archers Estates to book your viewing today!

- MAISONETTE
- MODERN FITTINGS
- EASY ACCESS TO UNI/HOSPITALS

- 2/3 BEDROOMS
- NEAR TO KELHAM ISLAND AND CITY
- TERRACE WITH VIEWS TO REAR

- NO CHAIN INVOLVED
- ON THE SUPERTRAM ROUTE
- IDEAL FOR FTB/LANDLORDS

**£129,950**



## GROUND FLOOR ACCOMMODATION

### **DINING KITCHEN**

Access to the property is gained through a rear facing pvc door which leads to the dining kitchen. A bright and airy room, the dining kitchen has a range of modern style fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and gas hob with extractor. There is an integrated electric cooker, fridge, freezer and space for a washing machine. With tiled splashbacks to the walls, a front facing upvc double glazed window, vinyl flooring, ample space for a dining table and chairs, stylish tall radiator and a door leading to the lounge/occasional bedroom.

### **LOUNGE/OCCASIONAL ROOM**

A spacious lounge which could also be used as a bedroom if required. Having a front facing upvc double glazed bay window, laminate flooring and a radiator.

## FIRST FLOOR ACCOMMODATION

### **FIRST FLOOR LANDING AREA**

A staircase ascends from the dining kitchen and leads to the first floor landing area. Having a rear facing upvc double glazed window enjoying far reaching views, a radiator, further staircase rising to the second floor accommodation and doors to all rooms on this level.

### **MASTER BEDROOM**

A spacious double sized bedroom with a front facing upvc double glazed bay window having a window seat, radiator and under stairs storage cupboard. A door leads to the dressing room/office.

### **DRESSING ROOM/OFFICE**

Another versatile room, accessed off the master bedroom and therefore ideal for use as a dressing room, additional bedroom or office. Having a front facing upvc double glazed window and a radiator.

### **BATHROOM**

A modern styled bathroom which has a suite comprising of a panelled bath with shower above, pedestal wash basin and low flush wc. Having a rear facing upvc double glazed window, radiator and vinyl flooring.

## SECOND FLOOR ACCOMMODATION

### **ATTIC BEDROOM TWO**

A bright and airy double sized bedroom which has two rear facing velux windows enjoying far reaching views, a radiator and eaves storage.

### **OUTSIDE**

Access to the property is from the rear, where there is a shared passageway and steps rising to the shared terrace, which has space for a seating arrangement and enjoys far reaching views.

### **VIEWINGS**

Viewings are strictly by appointment only. Please contact the office to arrange an appointment.

### **TENURE**

We have been informed that the property is of Freehold tenure.



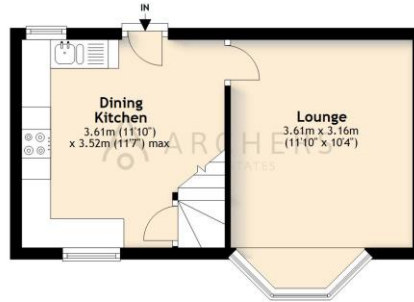
### Outbuilding

Approx. 0.9 sq. metres (10.2 sq. feet)



### Ground Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



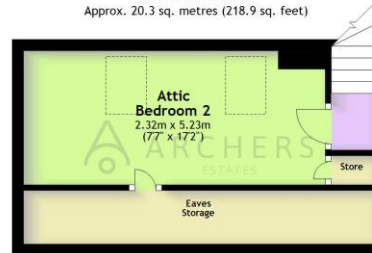
### First Floor

Approx. 25.2 sq. metres (271.3 sq. feet)



### Second Floor

Approx. 20.3 sq. metres (218.9 sq. feet)



Total area: approx. 71.3 sq. metres (767.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

202 INFIRMARY ROAD, SHEFFIELD

## EPC RATING D



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