



145 Sharrow Vale Road, Sheffield, South Yorkshire, S11 8ZA

Saxton Mee

# 145 Sharrow Vale Road

Offers Around

## £295,000

A spectacular, fully upgraded and improved large three double bedroom Villa terrace with two bathrooms.

In a great location with open aspect to the front, in this very popular location for the excellent amenities of Sharrowvale Road and Ecclesall Road with superb shops, restaurants and recreational facilities. Recently reroofed, rewired, replumbed, replastered, new kitchen, new bathrooms. new central heating etc. Entrance lobby, bay windowed sitting room, dining room opening into superb kitchen, large basement area with potential to convert. First Floor: bay windowed bedroom, bedroom two, bathroom, large landing. Second Floor: double bedroom with large en suite shower room. Outside: attractive landscaped rear garden

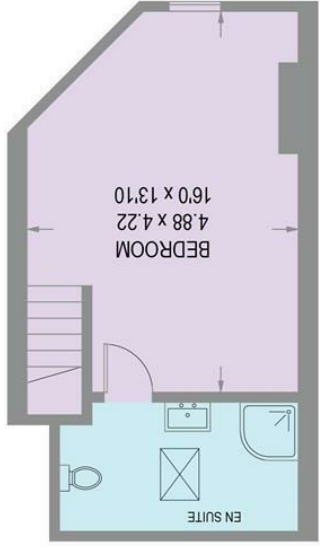
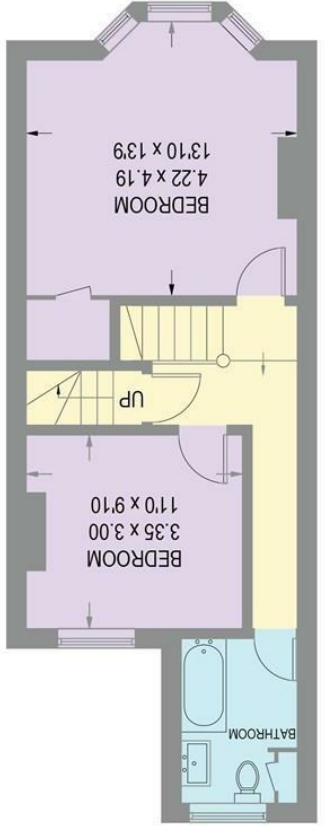
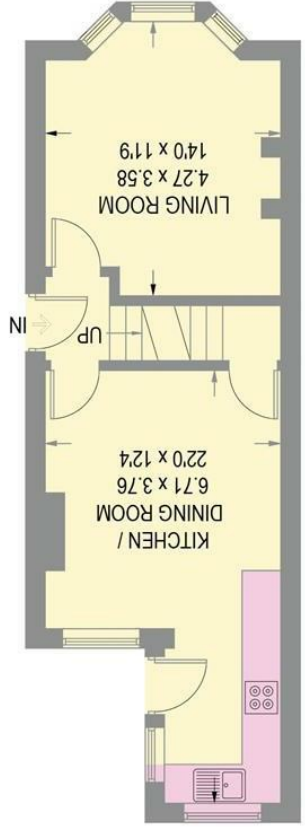
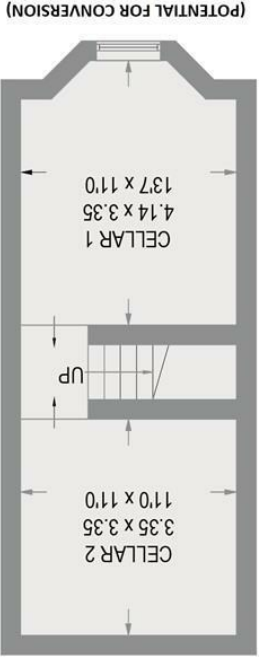
- Large Villa Terrace
- 3 Double Bedroom/2 Bathroom
- Twin Bay Windowed with Open Aspect
- Fully Upgraded Late 2018/2019 to High Standard
- New Kitchen/Bathrooms, New Roof Etc
- Immediate Vacant Possession
- Excellent Location/Great Amenities
- Good access to City Centre/Universities
- Energy Rating TBC
- Viewing: Banner Cross Office





# 145 SHARROWVALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 112.5 SQ M / 1211 SQ FT  
CELLAR = 28.9 SQ M / 311 SQ FT  
TOTAL = 141.4 SQ M / 1522 SQ FT



**CELLAR**  
28.9 SQ M / 311 SQ FT

**GROUND FLOOR**  
38.3 SQ M / 412 SQ FT

**FIRST FLOOR**  
42.9 SQ M / 462 SQ FT

**SECOND FLOOR**  
31.3 SQ M / 337 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.



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