



## **125 Argyle Road, Sheffield, S8 9HJ**

Located on this highly desirable road within a short walk of Meersbrook Park is this impressive three double bed roomed, double off shot Victorian bay windowed terrace property that is offered for sale with no chain and early vacant possession. No 125 has the benefit of a far larger than average rear garden, that makes it suitable for the young family. UPVC double glazing, gas fired combination central heating and useful sub floor storage areas. Having fine views to the rear, the accommodation comprises; side entrance lobby, bay windowed sitting room with gas fire, dining room and kitchen with integrated appliances. To the first floor two double bedrooms and lobby way to the bathroom which has a separate shower cubicle. To the second floor, double bedroom three.

**Offers Around £249,950**

## The Accommodation Comprises

Panelled side entrance door with obscured section set over opens through in to the

### Side Entrance Lobby

Having wood effect flooring, staircase to the first floor with handrail, door to the dining room and the

### Bay Windowed Sitting Room

A well proportioned and presented sitting room that has a front facing walk in UPVC double glazed bay window, coving, ceiling rose and radiator. A focal feature to the room is the contemporary styled surround fireplace set to the chimney breast with inset living flame gas coal effect fire.

From the side entrance lobby door to the

### Spacious Dining Room

A well presented and spacious dining room that has a rear facing UPVC double glazed window, radiator, coving, contemporary fireplace set to the chimney breast, large under stairs storage cupboard and access to the

### Fitted Kitchen

Having a good range of wall and base units, work surfaces, tiled splash backs and stainless steel 1 & ½ sink and drainer set beneath a rear facing UPVC double glazed window. A side facing UPVC double glazed box bay window, plumbing for washing machine and

dishwasher, integrated appliances include the Zanussi electric oven, four ring gas hob and extractor canopy. Radiator and rear entrance door.

From the side entrance lobby staircase rises to the

### First Floor Landing

Having doors to both first floor bedrooms, rear lobby with radiator that gives access to the bathroom and door to staircase that rises to the second floor.

### Double Bedroom One

A well proportioned double bedroom that has a front facing UPVC double glazed window, radiator and useful recess storage cupboard.

### Double Bedroom Two

A second double bedroom that has a rear facing UPVC double glazed window with far reaching views and radiator.

From the first floor landing rear lobby to the

### Bathroom

With suite in white comprising of dual flush WC, pedestal wash hand basin and bath. Corner shower cubicle with chrome shower, part tiled walls, twin side facing UPVC double glazed obscured windows and a heated towel rail.

From the first floor landing staircase rises



to the

## Second Floor

Which comprises of

### Double Bedroom Three

A third double bedroom which has a rear facing Velux window, a rear facing UPVC double glazed dormer window with far reaching views, two radiators and eaves access.

### Outside

To the front forecourt area and passage way to the rear.

To the rear access to a useful SUB FLOOR storage area which houses the gas fired combination central heating boiler. The rear garden is far larger than average, well over double the size of the average gardens on the road. Mainly laid to lawn with mature shrubs and bushes.

External lighting.

### Viewing

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



## 125 ARGYLE ROAD

APPROXIMATE GROSS INTERNAL AREA = 110.6 SQ M / 1191 SQ FT

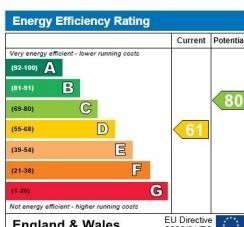
CELLAR = 20.2 SQ M / 217 SQ FT

TOTAL = 130.8 SQ M / 1408 SQ FT



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

## Directions



### 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](http://www.evanslee.co.uk)

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