

16 High Storrs Road, High Storrs, Sheffield S11 7LE



A bright and spacious one bedroom detached bungalow which offers additional living space to the lower ground floor level and commands stunning panoramic views to the rear. Requiring modernisation, the property offers space in abundance and the opportunity to convert/extend subject to the usual planning/building regulations. Positioned on a popular road close to a host of amenities and bus routes, the property is also within the catchment area for excellent schools including Greystones primary and High Storrs secondary. In brief, the property comprises; Entrance hallway with access staircase to the lower ground level, bay fronted Lounge, Dining room, Kitchen with fitted units, bay fronted Bedroom and a Bathroom. To the lower ground level, a hatch with solid wooden staircase gains access to this floor where there is a Sitting/Occasional room, En-Suite shower room and Sun Room with direct access to the rear garden. Outside, to the front of the property there is a driveway leading to a garage and small garden area. A side passage gains access to the rear garden, which is larger than average and has a patio area with stunning views and access to the storage rooms beneath the property. Steps lead down to a lawned garden which has borders, shrubs and hedging surrounding for additional privacy. Available to the market with NO CHAIN INVOLVED – Call Archers to view!

- DETACHED BUNGALOW
- STUNNING VIEWS TO REAR
- PERFECT FOR DEVELOPMENT

- ONE BEDROOM
- NO CHAIN INVOLVED
- REQUIRES MODERNISATION

- ADDITIONAL LOWER GROUND LIVING
- LARGE GARDEN TO REAR
- POPULAR SCHOOL CATCHMENT

£295,000

GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

A wooden entrance door gains access to the entrance hallway, which is wide and inviting and has a radiator and hatch gaining access to the lower ground floor level.

BAY FRONTED LOUNGE (13'7" into bay x 15'0")

A bright and spacious room which has a front facing double glazed bay window bringing much light into the room, two radiators, a feature fireplace with electric fire and wooden surround and french doors lead directly to the Dining room.

DINING ROOM (9'11" x 10'11")

Formerly the second bedroom, this room is currently used as a dining room but could easily be converted back into a bedroom again. Having french doors leading directly from the lounge, a radiator and rear facing double glazed window commanding excellent far reaching views.

KITCHEN (9'9" x 11'5")

Having fitted wall and base units with a laminated worksurface incorporating a composite one and a half sink and drainer unit and gas hob with extractor above. With an integrated electric oven and space for a fridge and freezer. With tiled splashbacks to the walls, tiled flooring, space for a dining table and chairs, a radiator, rear facing double glazed window enjoying far reaching views, a side facing double glazed window and side facing composite entrance door leading to the outside.

BAY FRONTED BEDROOM (13'7" into bay x 10'8")

A good sized bedroom which has a front facing double glazed bay window bringing much light into the room, fitted wardrobes and a radiator.

BATHROOM

A spacious bathroom which has a pink coloured suite comprising of a panelled bath with shower above, a pedestal wash basin and low flush wc. There is a chrome towel radiator, tiled floorings and walls and two rear facing obscured double glazed windows. With an additional cupboard proving ample space for storage.

LOWER GROUND FLOOR ACCOMMODATION

SITTING/OCCASIONAL ROOM (8'11" x 9'11")

A hatch opens in the entrance hallway and gains access to the solid wood staircase which descends to the sitting room. This room could be used for a variety of purposes including an occasional bedroom or office, or could simply be converted fully for additional living space. With a radiator and rear facing French doors leading to the sun room. An additional door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

A great addition to the property, having a suite comprising of a shower enclosure, a pedestal wash basin and low flush wc. With tiled walls and flooring and a radiator.

SUN ROOM (10'1" x 6'11")

A great addition to the property and another room which could be used for a variety of purposes. Having double glazed windows, tiled flooring and a side facing entrance door leading to the rear garden.

OUTSIDE

To the front of the property a gated path leads to the entrance door and there is a small garden area with additional path. Having a driveway leading to the Garage, which has an up and over door and offers additional storage space. A path leads down the side of the property and gains access to the rear, which has a landscaped and tiered garden with patio, lawn and surrounding hedges, borders and shrubs. There are superb far reaching views to be enjoyed from the patio area and a door leads to the store rooms beneath the property.

STORAGE ROOMS

Perfect for additional storage, there are two rooms located beneath the house which offer storage opportunities and house the combi boiler.

TENURE

We have been informed the property is of Leasehold tenure.

VIEWINGS

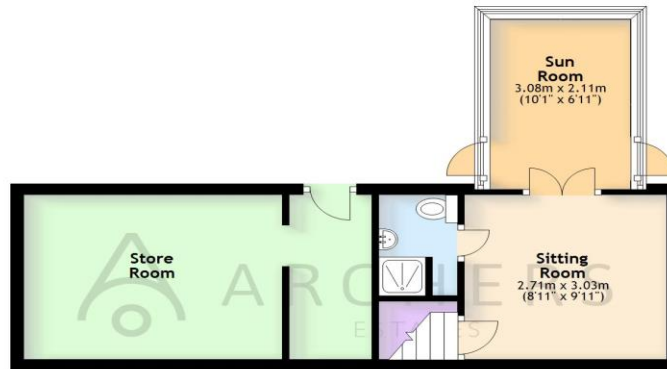
Viewings are strictly by appointment only. Please contact the office to arrange a visit.

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Lower Ground Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



Ground Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



Total area: approx. 107.1 sq. metres (1152.5 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.

16 HIGH STORRS ROAD, SHEFFIELD

EPC RATING E



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