



28 Downing Road, Sheffield, S8 7SH



28 Downing Road

£375,000

This truly outstanding semi detached house has been considerably extended now offering three excellent double bedrooms, a superb bathroom and most useful carpeted loft area ideal for occasional uses.

Standing on this sought after road which is within easy reach of a comprehensive range of local amenities including renowned schooling, shops, regular bus service, ease of access to nearby sports clubs, parks and St.James Retail Park. Offered for sale with a very short established upward chain the property is a perfect opportunity for a family to acquire an impressive home that offers gas fired central heating and uPVC double glazing and briefly comprises: hallway with useful store cupboard, bay windowed sitting room with handsome ornamental period style fire surround, large open plan dining kitchen with log burner and access to the excellent conservatory which overlooks the garden. Downstairs cloakroom/WC, internal access to the garage/store. First floor landing with three good size double bedrooms and superb family bathroom with period style suite including Victoriana bath and separate walk in shower. Stairs from the landing ascend to the most useful loft space which is plastered and carpeted and has a roof light being ideal for occasional purposes.

Broad block paved forecourt with ample parking, attached garage/store. Level enclosed rear garden with block paved private sitting out area, lawn, and summerhouse.



- Exemplary three double bedroomed family home
- Considerably extended along with most useful carpeted and plastered loft area (perfect for occasional uses)
- Sought after road/area
- Most convenient location close to parks, renowned schooling and shops
- Gas central heating and uPVC double glazing
- Private level enclosed rear garden
- Viewing highly recommended
- EPC: D
- Council Tax Band
- Tenure: Freehold





28 DOWNING ROAD

APPROXIMATE GROSS INTERNAL AREA = 164.3 SQ M / 1769.2 SQ FT
(INCLUDING GARAGE)



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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