



36 Florence Road, Sheffield, S8 0GE

Saxton Mee

36 Florence Road

Price Guide

£325,000

Guide Price £325,000 - £335,000

Offering beautifully presented accommodation extending over four floors this most unique three/four bedroomed detached period house has been stylishly refurbished by the existing owner over the last four years creating a very impressive family home.

Offering a gas fired central heating system and double glazing, the property (which extends considerably in depth) must truly be viewed internally to be fully appreciated and briefly comprises: entrance hall, living room with gas stove, dining room with a 'Woodford Didsbury' log burning stove, well equipped kitchen. Lower ground floor with superb basement conversion forming an excellent office/study or bedroom/possible playroom. First floor landing with cupboard housing the Remeha combination boiler, large master bedroom with ornamental feature fireplace, bedroom two being a large single or small double, excellent bathroom with bath and separate shower. Superb second floor double bedroom ideal as a master or for a teenager with most useful storage, large walk in wardrobe and en-suite wash room/wc.

Outside : block paved path with attractive level good sized rear garden with patio and lawn.



- Stylish three bedoomed family home
- Truly unique
- Most deceptive accommodation over four floors
- Two impressive reception rooms
- Enclosed level garden
- Combi boiler and uPVC double glazing
- Close to local amenities including schools and city centre
- Graves Park close by
- EPC: D - Council tax Band C
- FREEHOLD



36 FLORENCE ROAD

APPROXIMATE GROSS INTERNAL AREA = 120.5 SQ M / 1296.7 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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