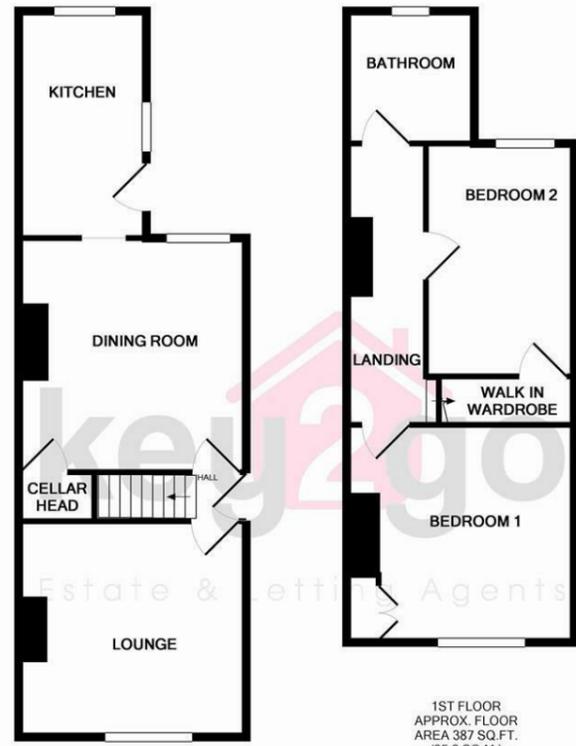


Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

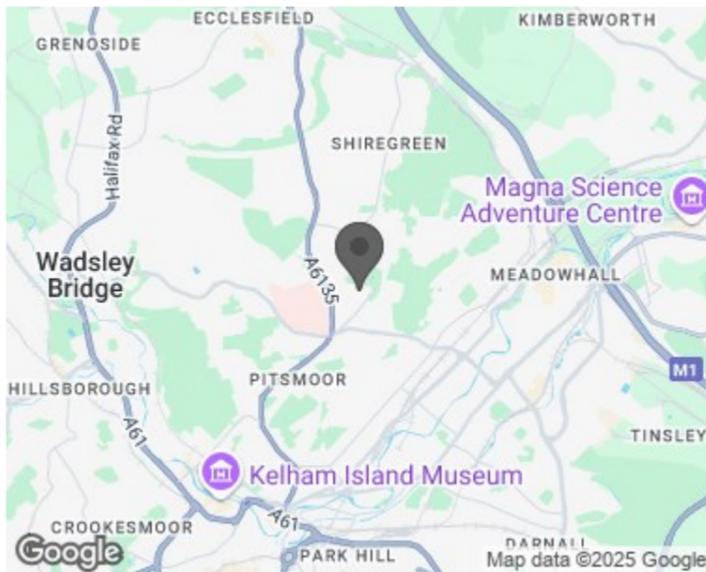
1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)

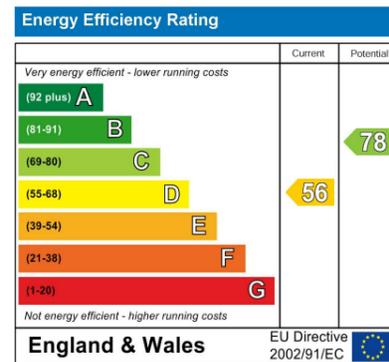
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
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Area Map



Energy Efficiency Graph



57 Hamilton Road
Sheffield, S5 6WG

£650 PCM



Viewing

Please contact our Lettings Team Office on 0114 2478819 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Hamilton Road

Sheffield, S5 6WG

£650 PCM



ABSOLUTELY IDEAL HOME WITH LOW MAINTENANCE LIVING! Don't miss your chance to view this deceptively spacious EXTENDED two double bedroom property with rear garden. Situated in a popular residential area with good road links to the M1 motorway and City Centre.

HALLWAY

Entrance into the hallway with ceiling light, carpeted flooring and neutral décor. Stairs rise to the first floor and doors to the lounge and dining area.

LOUNGE

11' 11" x 12' 7" (3.653m x 3.853m) A good sized lounge with neutral décor and original floorboards. Ceiling light, two radiators and window overlooking the front of the property. Gas fire and telephone point.

DINING ROOM

12' 6" x 12' 11" (3.818m x 3.959m) Having painted walls and original floorboards. Ceiling light, radiator and window overlooking the rear garden. Central heating thermostat and door to the cellar. Open to the kitchen.

KITCHEN

7' 1" x 12' 6" (2.167m x 3.833m) A neutrally decorated kitchen with wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer and combination boiler. Space for a full height fridge/freezer, washing machine and freestanding cooker. Strip lighting, radiator and tiled effect flooring. Two windows and door to the rear garden.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with two ceiling lights and doors to the two bedrooms and bathroom.

BEDROOM 1

12' 0" x 12' 8" (3.674m x 3.862m) A good sized double bedroom with ceiling light, radiator and built in wardrobe. Window overlooking the front of the property, painted walls and original floorboards.

BEDROOM 2

12' 2" x 12' 10" (3.728m x 3.932m) A further double bedroom with painted walls and original floorboards. Storage/wardrobe, ceiling light and radiator. Window overlooking the rear garden.

BATHROOM

6' 7" x 8' 4" (2.022m x 2.551m) Comprising of a bath with electric shower and glass screen. Close coupled WC, wash basin and chrome ladder style radiator. Ceiling light, obscure glass window, part painted/part tiled walls and laminate flooring.

OUTSIDE

A side gate opens to the alley way with door into the hallway. To the rear of the property is a lawn area with hedges.

