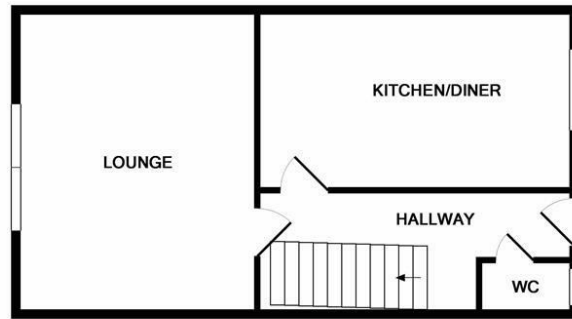
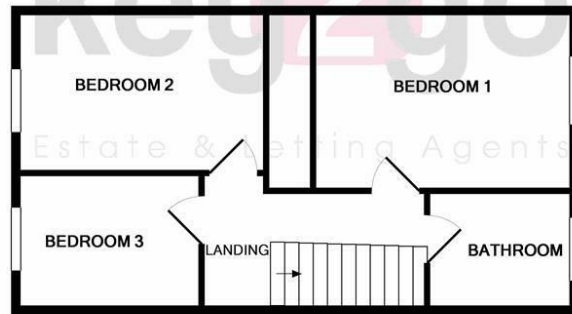


Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 454 SQ.FT.  
(42.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 902 SQ.FT. (83.8 SQ.M.)

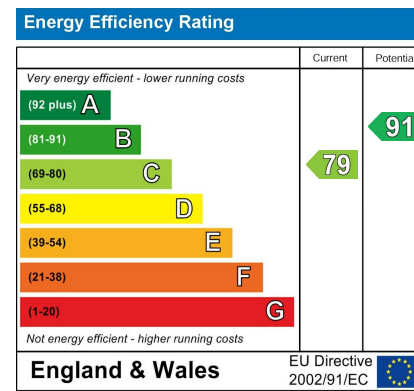
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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.

32 Erskine Road  
Sheffield, S2 3LP

£950 PCM



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.



# 32 Erskine Road

Sheffield, S2 3LP

£950 PCM



An internal inspection is a must to fully appreciate this beautifully presented three bedroom property which benefits from off road parking and an enclosed rear garden.

Situated East of Sheffield, which has become a very popular place to live due to its close proximity to a range of local amenities and great road links to Sheffield City Centre.

## SUMMARY

An internal inspection is a must to fully appreciate this beautifully presented three bedroom property which benefits from off road parking and an enclosed rear garden.

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## HALLWAY

Entrance through an aluminium glazed door into a spacious hallway. Neutrally decorated with porcelain wood effect tiled flooring. Wall lights, radiator and doors to lounge, kitchen and downstairs WC. Carpeted stairs rise to first floor and alarm panel.

## LOUNGE 12'6" x 15'9"

A bright large lounge with neutral décor and carpeted flooring. Double patio uPVC double glazed doors opening onto the enclosed rear garden, fitted with vertical blinds. Radiator, ceiling light and TV point.

## KITCHEN/DINER 16'8" x 9'4"

With continued porcelain wood effect tiled flooring from the hallway and neutrally decorated, this newly fitted kitchen comprises of modern wall and base units and contrasting worktops. Integrated gas hob and electric oven with extractor

fan hood above. Under counter space and plumbing for washing machine and stainless steel sink with drainer and mixer taps. Ample space for a dining table, window with vertical blinds, two ceiling lights and radiator.

## DOWNSTAIRS WC 4'11" x 2'9"

Comprising of a newly fitted close coupled WC and vanity unit with sink basin and mixer taps. Continued porcelain wood effect tiled flooring and neutral décor. Obscure window, radiator and ceiling light.

## STAIRS/LANDING

Carpeted stairs rise to the first floor landing with neutral décor. Ceiling light, loft hatch and doors to the three bedrooms and bathroom.

## BEDROOM 1 13'6" x 8'11"

A bright spacious bedroom with carpeted flooring and neutral decor. Floor to ceiling fitted sliding door wardrobes and fitted matching stylish tall chest of drawers. Window overlooking the front of the property, ceiling light and radiator.

## BEDROOM 2 12'10" x 8'5"

Further double bedroom with carpeted flooring and neutral décor. Window with fitted vertical blinds, radiator and ceiling light.

## BEDROOM 3 9'7" x 7'0"

Carpeted flooring and neutral décor, window with fitted vertical blinds, radiator and ceiling light.

## BATHROOM

Beautiful and stylish this bathroom comprises of a P shaped bath with fitted shower screen and electric shower. Vanity unit with fitted basin and back to wall WC unit with fitted WC. Fully tiled from floor to ceiling with porcelain tiles and contrasting fitted vertical blinds, ceiling light and ladder style radiator.

## OUTSIDE

To the rear of the property is an enclosed garden with fence to either side. Lawn area with concrete patio area. To the front of the property is two brick built out houses with boiler and ample storage space, driveway with space for one car.

