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324

**322 Sharrow Vale Road, Sharrow Vale**

Sheffield

**Guide Price £200,000 - £215,000**

# 322 Sharrow Vale Road

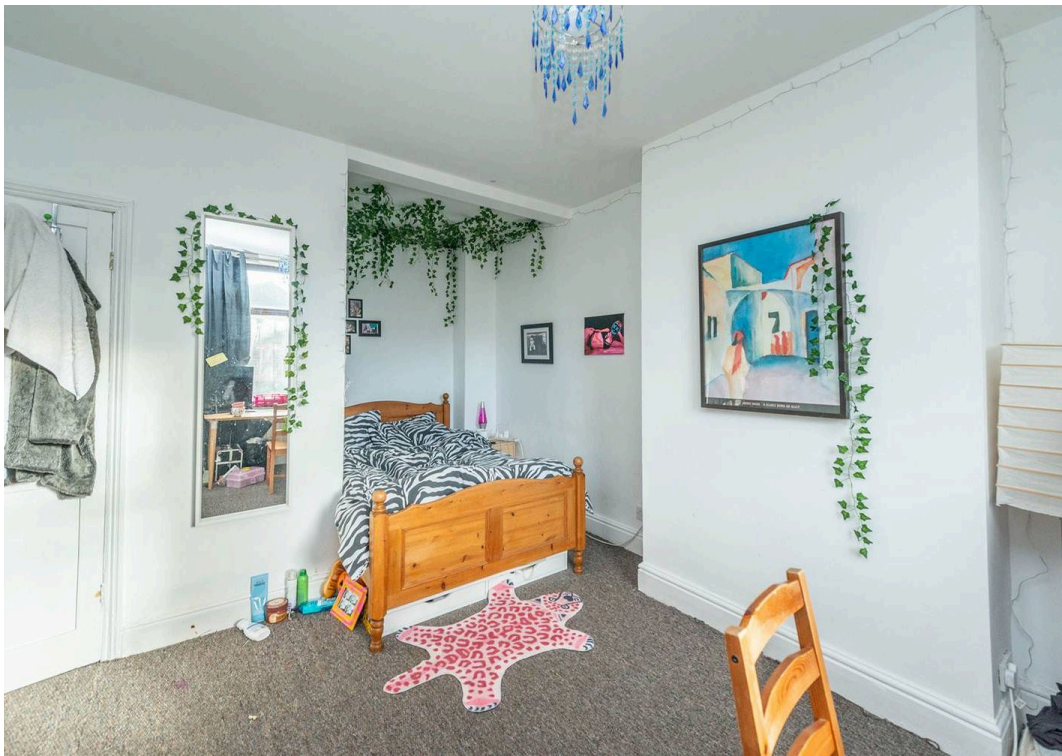
Sharrow Vale, Sheffield

A well presented and very deceptive two double bedroom, mid Victorian terrace home. With accommodation arranged over three spacious floors that total an impressive 735 sq feet together with the huge advantage of no upward chain, it's easy to say that this property is sure to be of interest to the professional couple, first time buyer and investor alike. Enjoying residents permit parking to the front and rear low maintenance terrace garden number 322 is offered to the market with the benefit of no upward chain and vacant possession. Located in the very heart of ultra popular and fashionable Sharrow Vale on the south west of the city. Situated within a stones throw of numerous independent cafes, eateries and shops together with Ecclesall road, The Botanical Gardens, Endcliffe park and not forgetting The Peak District is up the road, viewing is advised to see potential on offer.

Council Tax band: B Tenure: Freehold

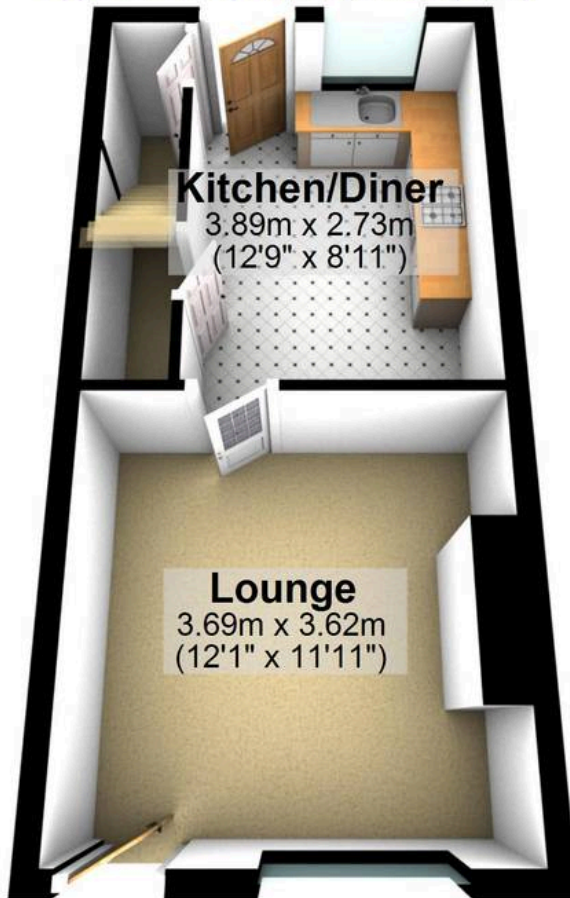
- TWO-DOUBLE BEDROOM MID BRICK BUILT VICTORIAN TERRACE
- PERFECT FOR THE FIRST TIME BUYER INVESTMENT OR PROFESSIONAL COUPLE
- THREE FLOORS OF ACCOMMODATION TOTALLING SN IMPRESSIVE 735 SQ FEET
- CLOSE PROXIMITY TO PRINCIPAL HOSPITALS AND UNIVERSITIES
- AVAILABLE TO MARKET WITH THE BENEFIT OF NO UPWARD CHAIN INVOLVED
- HEART OF ULTRA POPULAR SHARROW VALE ON THE SOUTH WEST OF THE CITY
- NUMEROUS LOCAL INDEPENDENT CAFES EATERIES AND BOUTIQUE SHOPS ON THE DOORSTEP
- ON ROAD RESIDENT PERMIT PARKING SCHEME





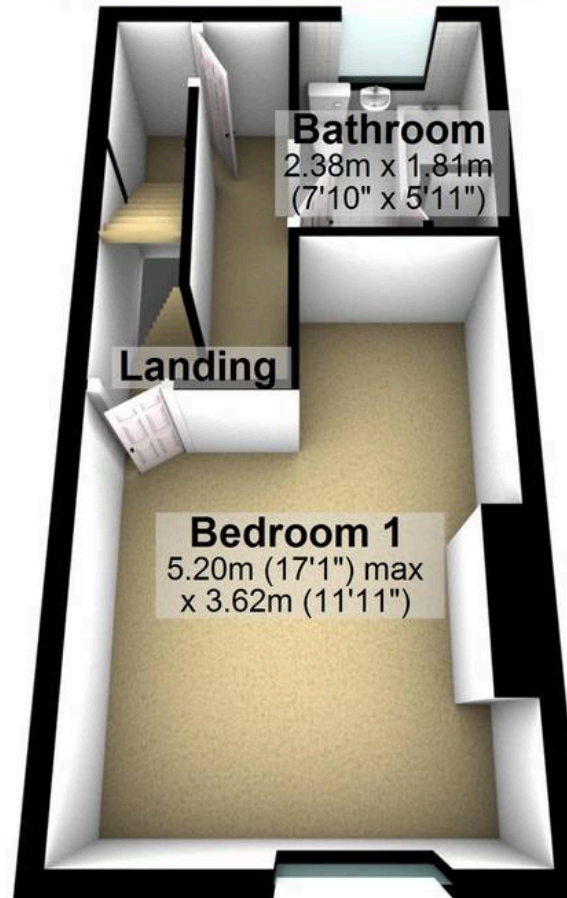
## Ground Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



## First Floor

Approx. 27.5 sq. metres (295.7 sq. feet)



## Second Floor

Approx. 13.5 sq. metres (145.1 sq. feet)



Total area: approx. 68.3 sq. metres (735.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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