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**47 Nicholson Road, Sheffield**

Sheffield

Offers in Region of **£210,000**



# 47 Nicholson Road

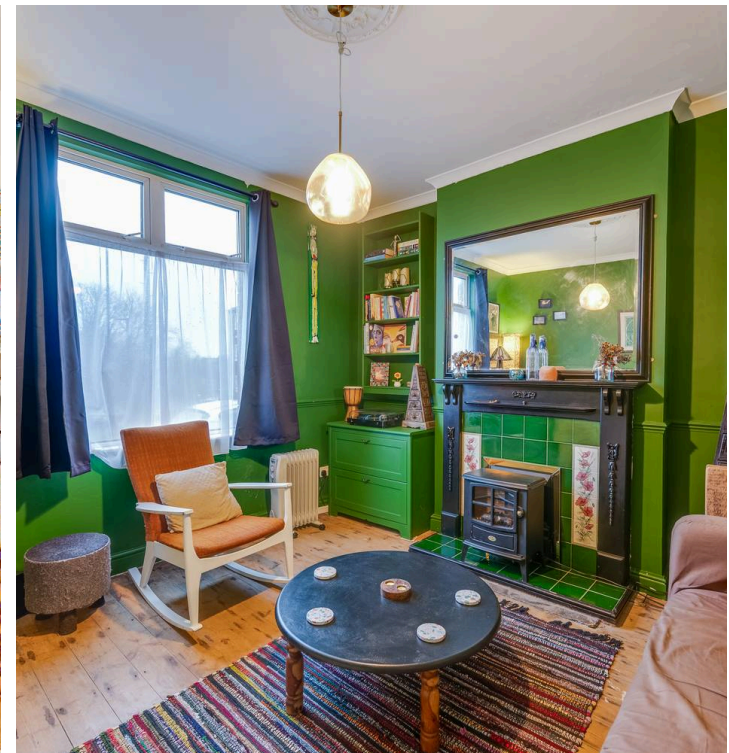
Sheffield, Sheffield

This well presented two/three bedroomed mid-terraced property offers spacious and versatile accommodation, making it ideal for first-time buyers, young professionals, or small families. The ground floor features a bright and welcoming lounge, a light and spacious fitted kitchen dining area. Upstairs, there are two good-sized bedrooms and a stylish family bathroom, while the converted attic provides an occasional room that could serve as a third bedroom, home office, or hobby space (subject to necessary consents). The property is available with no onward chain, ensuring a straightforward purchase process. Located in a sought-after area close to the city centre, residents benefit from a wealth of local amenities, reputable schools, and beautiful green spaces all within walking distance.

Council Tax band: A

Tenure: Leasehold

- TWO/THREE BEDROOMED MID-TERRACED PROPERTY
- WELL PRESENTED THROUGHOUT
- GREAT LOCATION CLOSE TO THE CITY CENTRE
- WEALTH OF LOCAL AMENITIES AND GREEN SPACES WITHIN WALKING DISTANCE
- AVAILABLE WITH NO ONWARD CHAIN
- OCCASIONAL ROOM TO THE ATTIC
- LARGE PRIVATE GARDEN
- AMPLE ON STREET PARKING
- REPUTABLE LOCAL SCHOOLS
- COUNCIL TAX BAND A LEASEHOLD PROPERTY









### Cellar

Approx. 15.4 sq. metres (165.9 sq. feet)

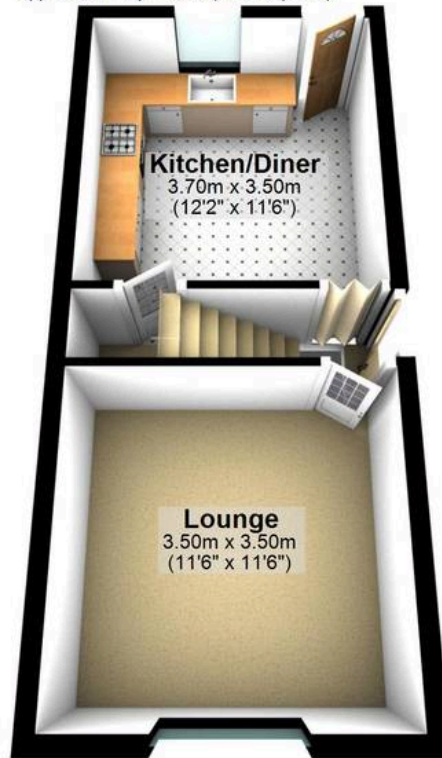


### Cellar

3.50m x 3.50m  
(11'6" x 11'6")

### Ground Floor

Approx. 28.7 sq. metres (309.1 sq. feet)

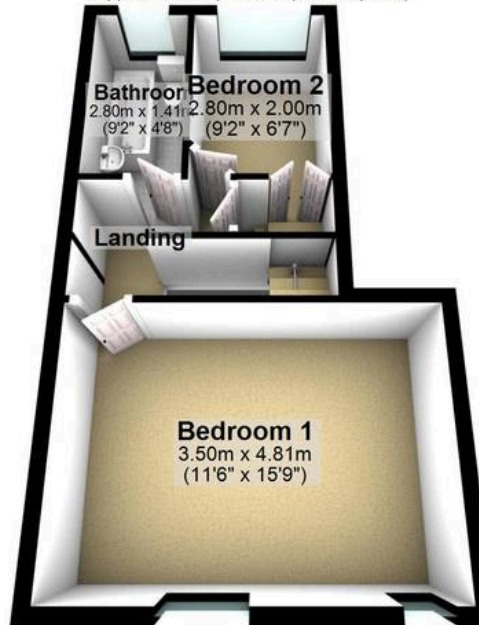


**Kitchen/Diner**  
3.70m x 3.50m  
(12'2" x 11'6")

**Lounge**  
3.50m x 3.50m  
(11'6" x 11'6")

### First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



**Bathroom**  
2.80m x 1.41m  
(9'2" x 4'8")

**Bedroom 2**  
2.80m x 2.00m  
(9'2" x 6'7")

**Landing**

**Bedroom 1**  
3.50m x 4.81m  
(11'6" x 15'9")

### Second Floor

Approx. 22.8 sq. metres (245.8 sq. feet)



**Bedroom 3**  
5.70m x 4.80m  
(18'8" x 15'9")

Total area: approx. 100.3 sq. metres (1079.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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