

2

# WESTBROOK BANK



BLenheim





20

P  
Permit  
holders  
only  
Mon - Fri  
8 am - 6.30 pm





DINING KITCHEN

2 Westbrook Bank is a spacious three bedroomed end-terrace home. Offering two reception rooms, a sizeable basement level and two off-road parking spaces, this property is suitable for a variety of purchasers and is close to local amenities.

The heart of the home is the dining kitchen, which has a selection of integrated appliances and a large bay window, allowing for a plethora of natural light. There is also a lounge with a log burner and a good-sized cellar provides a large amount of storage space. The first floor has three double bedrooms and a family bathroom. Externally, the property has two off-road parking spaces and to the rear is a pleasant garden which has a seating terrace and an outdoor WC.

2 Westbrook Bank is situated with good access to the amenities of Sharrow and Ecclesall, including shops, restaurants, public houses, bars and cafes. Also being well placed for local schooling and a convenient drive into Sheffield's city centre and the Peak District National Park.

**The property briefly comprises on the ground floor:** Dining kitchen, pantry, formal entrance hallway and lounge.

**Basement level:** Cellar.

**On the first floor:** Landing, bedroom 1, bedroom 2, bedroom 3 and family bathroom.

**Outbuildings:** Outdoor WC.





LOUNGE

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*A beautiful end terrace home that is close to a plethora of local amenities.*



# GROUND FLOOR

*A composite door with a double glazed panel opens to the:*

## Dining Kitchen

22'9 x 12'10 (6.94m x 3.90m)

A good-sized dining kitchen having a front facing timber double glazed bay window, rear facing timber double glazed sash window, pendant light point, recessed lighting, coved ceiling, central heating radiators and deep skirtings. There are a range of fitted base/wall and drawer units incorporating a work surface, under counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a Neff four-ring gas hob, a full-height fridge freezer and an oven/grill. Timber doors open to the pantry and the formal entrance hallway.

## Pantry

With a rear facing UPVC double glazed window, a pendant light point and shelving. A staircase with a timber handrail descends to a timber door which opens to the cellar.

## Basement Level

## Cellar

27'9 x 13'1 (8.47m x 4.00m)

Having light, power and a stainless steel sink with traditional chrome taps.

## Ground Floor Continued

## Formal Entrance Hallway

With a coved ceiling and a pendant light point. A timber door opens to the lounge and a timber door with an obscured double glazed panel opens to the front of the property.

## Lounge

12'6 x 11'9 (3.80m x 3.57m)

A cosy lounge having a front facing timber double glazed bay window, pendant light point, coved ceiling, central heating radiator, tv aerial point and deep skirtings. The focal point of the room is the log burner with a marble hearth.

From the formal entrance hallway, a staircase with a timber handrail rises to the:

## First Floor

## Landing

With a rear facing UPVC double glazed obscured window, pendant light point and a central heating radiator. Timber doors open to bedroom 1, bedroom 2, bedroom 3 and the family bathroom.

## Bedroom 1

12'8 x 11'8 (3.86m x 3.57m)

A double bedroom that has a front facing timber double glazed window, pendant light point, central heating radiator and deep skirtings.

## Bedroom 2

11'6 x 9'10 (3.50m x 3.00m)

Another double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Access can be gained to loft storage.

## Bedroom 3

12'6 x 10'5 (3.82m x 3.17m)

A further double bedroom having a front facing timber double glazed window, pendant light point and a central heating radiator. Fitted furniture includes shelving. Access can be gained to loft storage.

## Family Bathroom

With a front facing timber double glazed obscured window, recessed lighting and a chrome heated towel rail. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one wall is a panelled bath with traditional chrome taps, a fitted shower unit and a glazed screen.



DINING KITCHEN



LOUNGE





BEDROOM 1



BEDROOM 3



BEDROOM 2



FAMILY BATHROOM



# EXTERIOR

## Exterior and Gardens

To the front of the property, there are two plant beds and mature trees. Access can be gained to the formal entrance hallway.

To the right hand side, there are two off-road parking spaces for vehicles and access can be gained to the rear of the property.

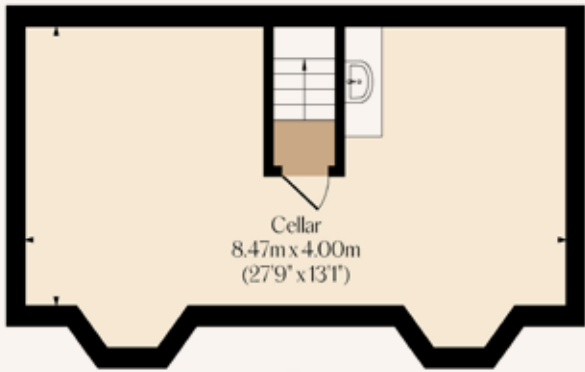
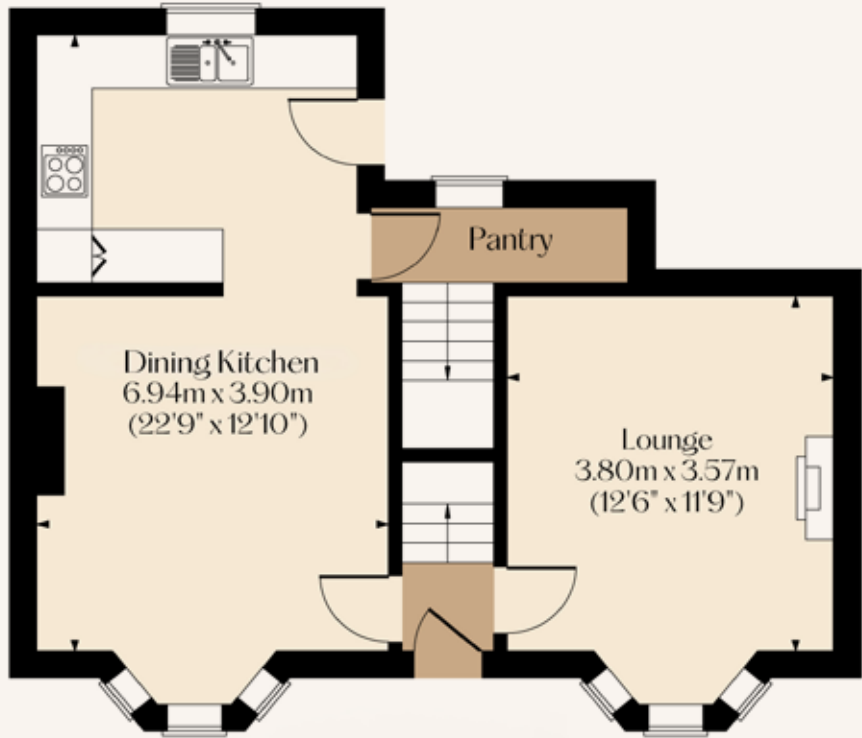
To the rear, there is exterior lighting and a large planted border with mature trees and plants. Timber steps rise to a seating terrace that has exterior lighting, external power and a water tap. Access can be gained to the outdoor WC. The garden is enclosed by timber fencing.





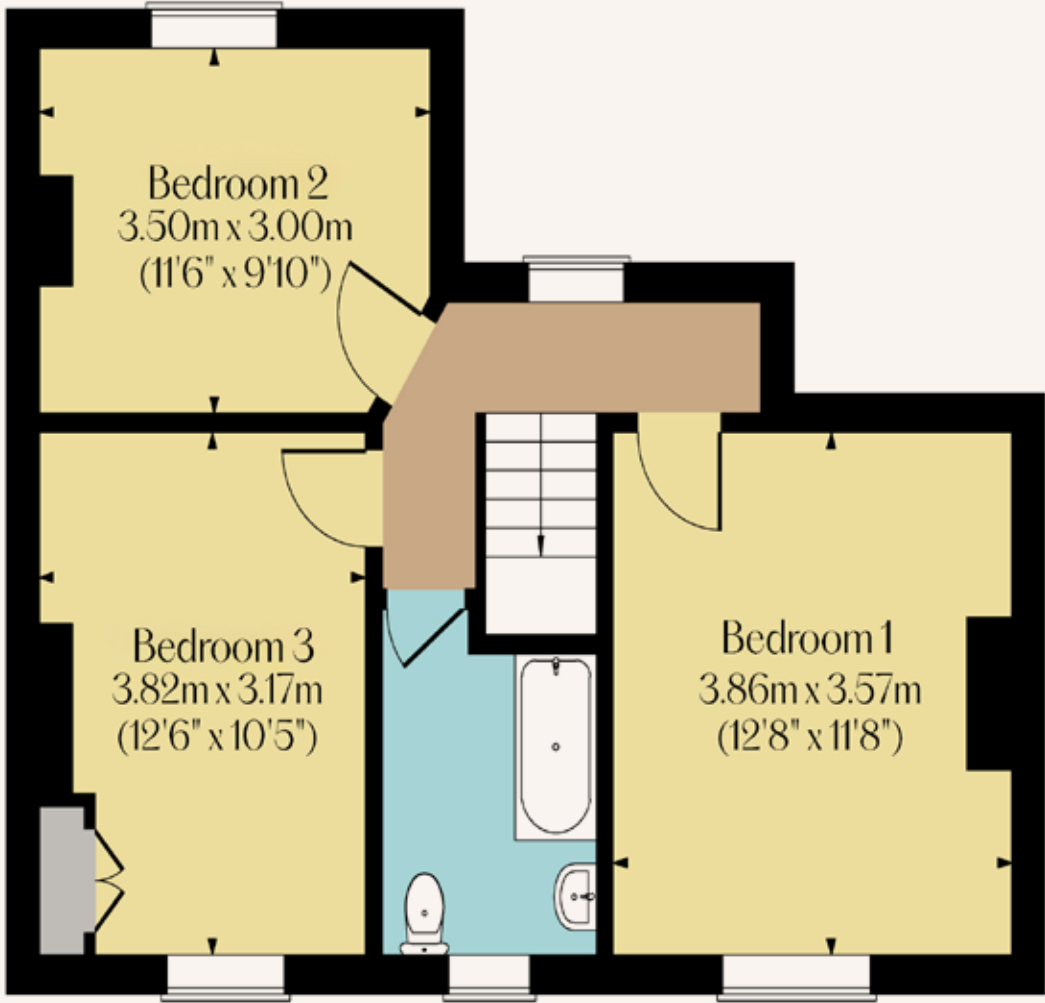
# GROUND FLOOR & BASEMENT

Total Approximate Floor Area:  
1461 SQ.FT. (135.7 SQ.M)  
Ground Floor: 534 SQ.FT. (49.6 SQ.M.)  
Cellar: 391 SQ.FT. (36.3 SQ.M)



# FIRST FLOOR & OUTDOOR WC

First Floor: 517 SQ.FT. (48.0 SQ.M.)  
Outdoor WC: 19 SQ.FT. (1.8 SQ.M.)





BEDROOMS 3	BATHROOMS 1
LIVING ROOMS 2	SQFT 1,461
TENURE Freehold	COUNCIL TAX B

Services

Mains gas, mains electric, mains water and mains drainage.  
The broadband is fibre and the mobile phone signal quality is good.

Covenants/Easements or  
Wayleaves and Flood Risk

None and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		79
55–68	D	60	
39–54	E		
21–38	F		
01–20	G		



# 2 WESTBROOK BANK

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