



## 15 Coultas Avenue

Deepcar, Sheffield, S36 2PT

**Guide price £175,000**





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Nestled in the charming area of Coultas Avenue, Deepcar, Sheffield, this delightful mid-terrace house offers a perfect blend of comfort and potential. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The two well-proportioned bedrooms are ideal for a small family or professionals seeking a peaceful retreat.

The house features a well-appointed bathroom, ensuring convenience for daily routines. An occasional attic room adds an extra layer of versatility, perfect for use as a study, playroom, or additional storage space.

The garden is a standout feature, providing a safe and enjoyable environment for both pets and children to play freely. This outdoor space is perfect for summer barbecues or simply unwinding after a long day. Additionally, there is the potential to convert the bar area into another reception room, offering even more flexibility to suit your lifestyle needs.

This property is not just a house; it is a home waiting to be filled with memories. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a friendly community. Don't miss the chance to make this charming residence your own.

### Kitchen

External Patio Doors leading into the kitchen. Wall and base units with space for fridge freezer, washing machine, oven, hob with extractor fan and sink with drainer. Side facing window. Breakfast bar with space for stools.

### Bar

Currently set up as a bar with seating areas for entertaining. Potential to be an office or play room.

### Lounge

Front facing window. Log burner. Door into the hallway.

### Hallway

External front door into the hallway. Stairs to the first floor landing.

### Bedroom One

Rear facing window. Space for a double bed and wardrobes.

### Bedroom Two

Front facing window. Space for a bed and wardrobes.

### Bathroom

Rear facing window. WC, sink, bath and shower cubicle.

### Attic Room

Skylight windows. Potential for storage or space to relax. Built in storage cupboard.

### Exterior

To the front of the property there is a path leading to the front door and alleyway. The rear of the property consists of a decked area with steps leading to a lawn with trees and shrubbery.



Road Map



Hybrid Map



Terrain Map



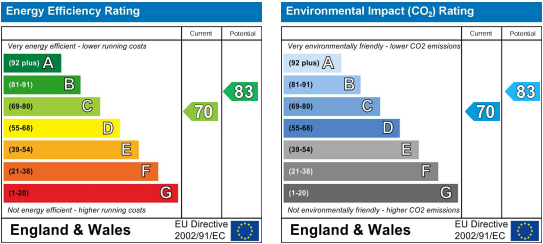
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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