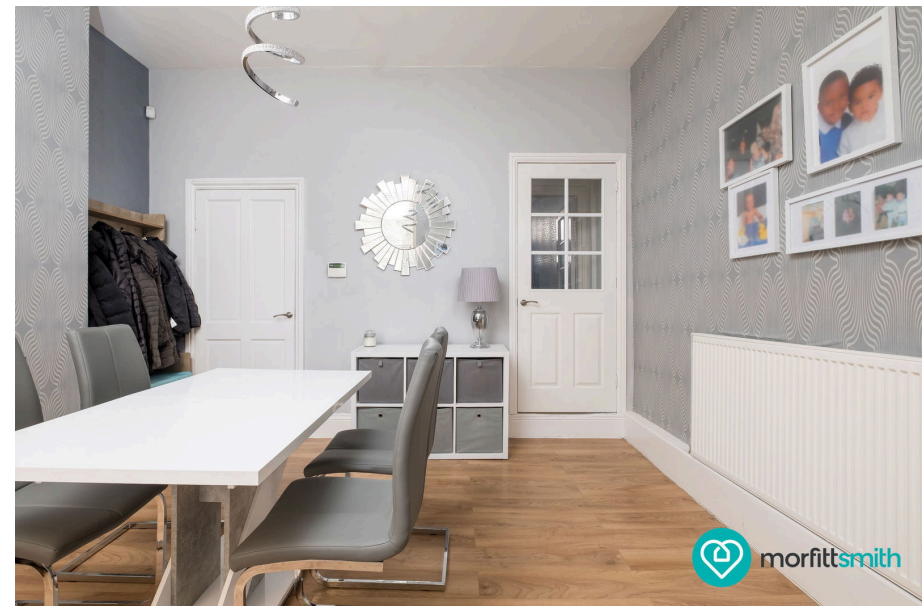




16 Westmoreland Street,
Offers Over £235,000

3 1 2



Why You'll Love It

Set back slightly from the street with a frontage, Westmoreland Street immediately strikes a charming pose. To the front of the property sits a good sized welcoming living room, a beautiful space to unwind after a long day. Bathed in natural light from the generous front window, this room balances cosiness with a real sense of scale. There's ample room for comfortable seating, media storage, and those special personal touches that make a house feel like home.

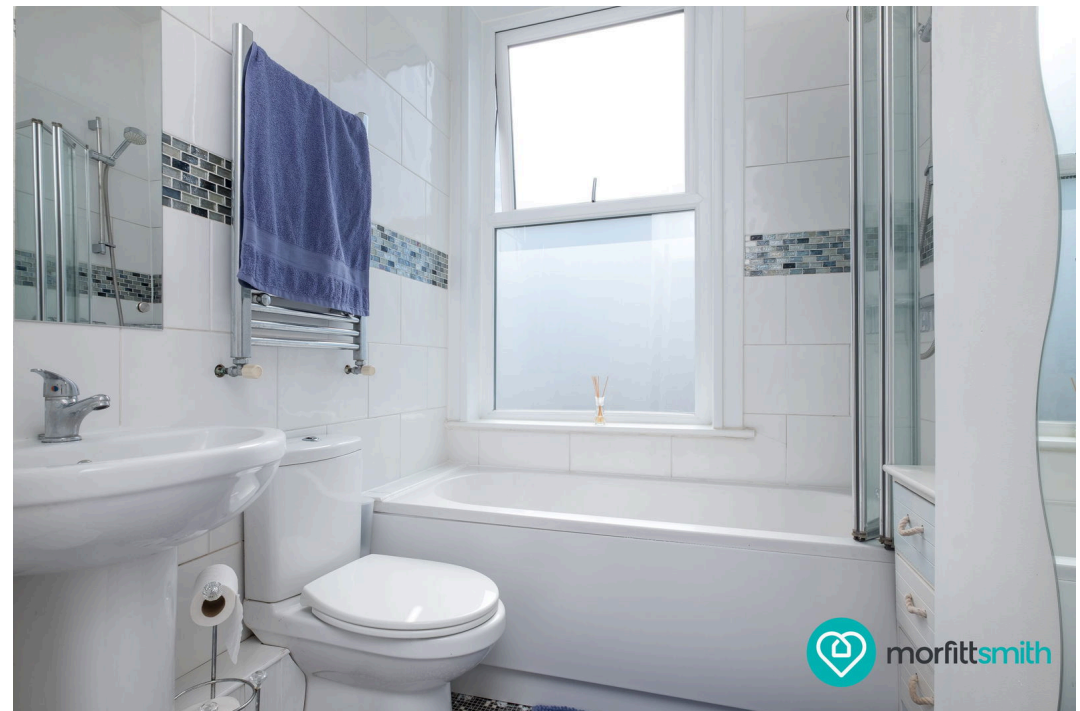
Moving through to the rear of the property, the separate dining room is an excellent entertaining space. Whether you're hosting friends for dinner or gathering the family for a relaxed Sunday roast, this room has the size and layout to accommodate it. It features access to the cellar below, a useful area that could be used for storage, pantry space, or even a wine collection.

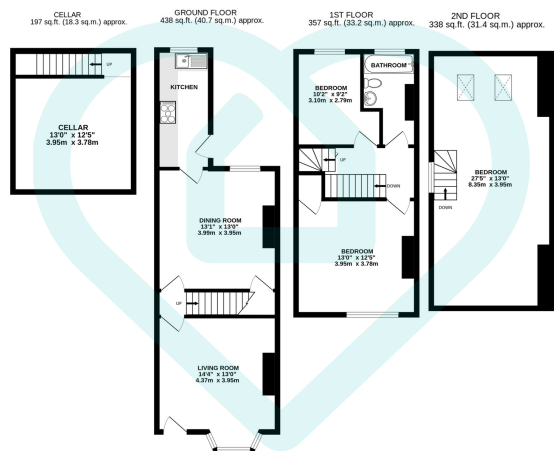
The kitchen sits just off the dining room in the traditional off-shot position. This space has been tastefully finished with cabinetry, worktops, and space for appliances. A rear door leads directly out to the garden, making summer evenings and alfresco meals a breeze. The kitchen offers a charming view over the private rear garden, enhancing the sense of peace and separation from the busy city just minutes away.

Upstairs, the first floor offers two well-proportioned bedrooms and a lovely family bathroom. The front-facing bedroom spans the width of the house and offers plenty of room for storage. The rear bedroom overlooks the garden and would make a wonderful guest room, children's room, or home office depending on your needs.

The bathroom is finished in a timeless style with a white suite, over-bath shower, clean, bright, and ready to go, it's a great example of how this home has been maintained.

Climbing to the top floor, you'll find the third bedroom: a generous attic space with both a side-facing window and Velux skylights. This floor is full of potential. Whether used as a tranquil master suite, an



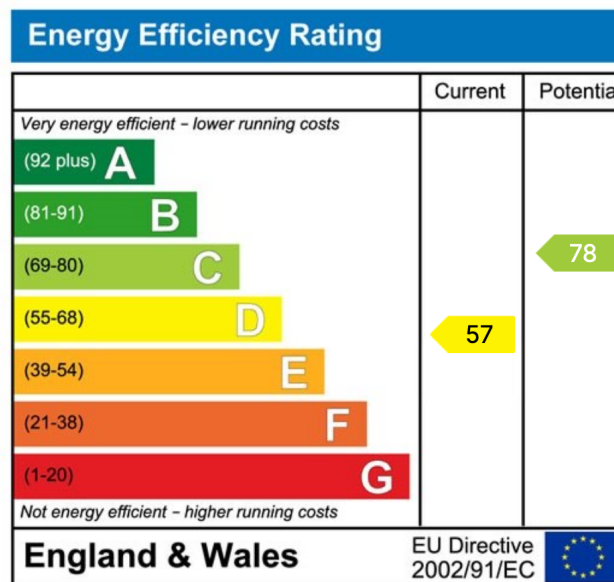


TOTAL FLOOR AREA: 1331 sq. ft. (123.6 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Character Semi Detached Home
- Well Presented Throughout
- Private Rear Garden
- Good Local Amenities - Pubs, Restaurants, Bars and Cafes
- Good School Catchments
- Three Good Sized Bedrooms
- Well Proportioned Throughout
- Popular Upperthorpe Location
- Great Transport Links
- Close To Green Space



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The MorfittSmith Building
67 Middlewood Road
Hillsborough
Sheffield
S6 4GX

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0114 232 1764



sales@morfittsmith.co.uk
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