



58 Fieldhead Road, Highfield, Sheffield, S8 0ZX

Saxton Mee



# 58 Fieldhead Road

## Highfield

Guide Price

# £325,000

GUIDE PRICE: £325,000-£350,000

Spacious Bay-Fronted Terrace in a Popular Area Near Abbeydale Road

This larger-than-average, bay-fronted terrace offers fantastic living space across four floors and is located in a popular area close to Abbeydale Road—just a short distance from a wide range of local amenities, schools, and excellent transport links.

With an approximate total area of 1,569 sq. ft. (145.77 m<sup>2</sup>), the property is ideal for families, professionals, or anyone looking for generous accommodation with plenty of flexibility.

### Lower Ground Floor:

A converted basement level includes a comfortable living area and a separate laundry room, offering great potential for a home office, or playground.

### Ground Floor:

The entrance hallway leads to two spacious reception rooms, perfect for both relaxing and entertaining. A bright kitchen sits to the rear with access to the outdoor space.

### First Floor:

Three well-sized bedrooms and a modern family bathroom provide ample room for family life or guests.

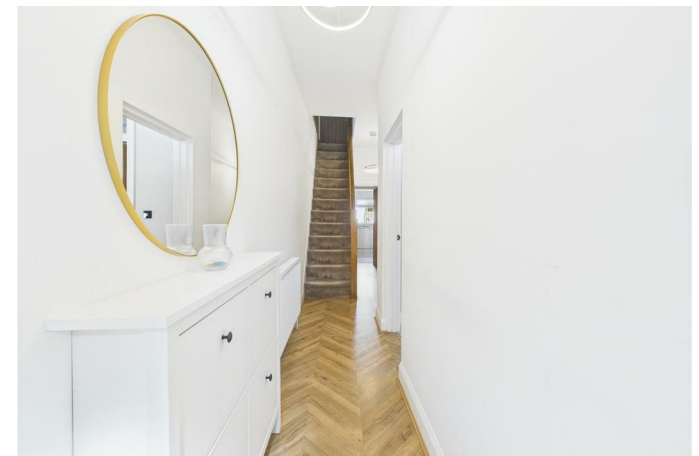
### Second Floor:

Two additional double bedrooms and a handy WC complete the top floor, with sloped ceilings adding charm and character.

The layout has been thoughtfully arranged to maximise space, and the home benefits from storage areas, double glazing and gas central heating throughout.



- Bay-fronted, larger-than-average terrace
- Five good-sized bedrooms across four floors
- Two spacious reception rooms with wooden doors separating them or opening through
- Modern kitchen and large family bathroom
- Additional WC on the top floor
- Converted basement with living area and laundry room
- Close to Abbeydale Road, local shops, schools, and transport links
- EPC rating D

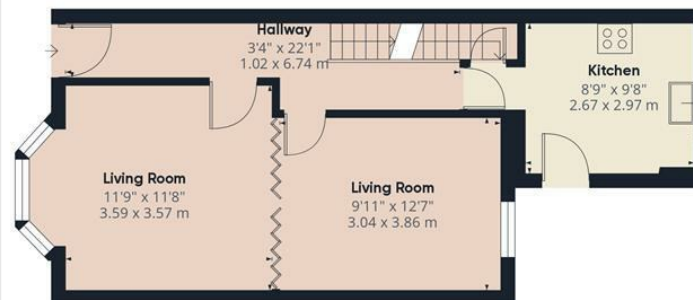




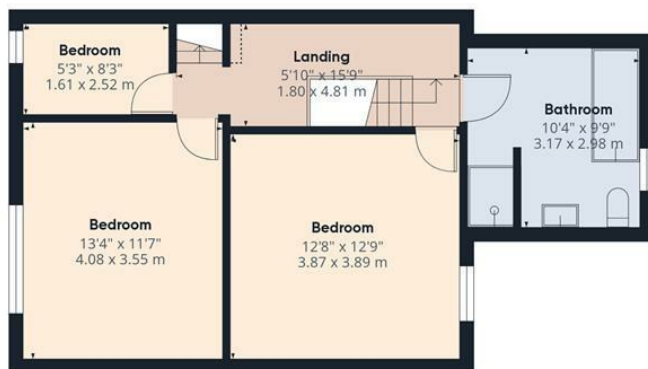




Floor -1



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>®</sup>**

1569.06 ft<sup>2</sup>

145.77 m<sup>2</sup>

**Reduced headroom**

38.08 ft<sup>2</sup>

3.54 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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