











## 16 Silver Hill Road

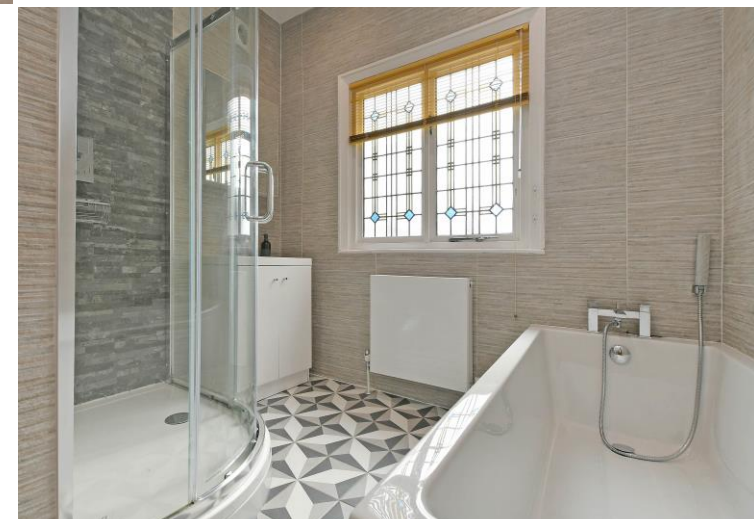
Ecclesall • Sheffield • S11 9JG

Guide Price at £525,000 to £550,000

An attractive 1920's semi-detached house with a rear extension and a fabulous loft conversion. Deceptively spacious, offering accommodation on three floors, retaining period features complemented by modern fixtures and fittings. Features include 4 bedrooms and 2 bathrooms, an extended open plan living kitchen with bi-folding doors onto the garden, a stunning master bedroom with a dressing room and an en-suite, along with a modern bathroom. Benefits from gas central heating with a combination boiler, some under-floor heating, double glazing, and a security alarm. Lawned gardens. Block paved driveway and garage. Carpets included. Freehold. On the ground floor, there is a reception hall with stained glass windows, an oak floor, and modern internal oak doors. The front, bay window lounge is a beautiful room with period features complemented by stylish decor, oak flooring, a bay window with stained glazing to the upper panels, and a focal log burner and fire surround. The rear part of the property has been extended to create an open plan living kitchen, being generous in size with a light and airy feel. There is an extensive range of white, gloss fronted, kitchen units, with white quartz worktops, including a popular central island with a breakfast bar. Included within the sale is a stainless-steel oven range with an extractor above, an integrated microwave oven, dishwasher, wine cooler, along with a larger size built-in fridge and separate freezer. There is a focal Victorian decorative fire surround and a tiled floor, flowing into the extension, with underfloor heating in the extended part of the room. The extension has two side windows, two Velux windows, and bi-folding doors onto the rear garden. A door opens into a cloakroom, being partially tiled and having a modern WC and wash basin. The ground floor is completed with a cellar head under the stairs, which houses the combination boiler and has steps leading down to a cellar. The cellar has radiators, plumbing for a washing machine and space for a tumble dryer. On the first floor, there are two well-presented double bedrooms, a single bedroom, the family bathroom, and a separate WC. The front double bedroom has a bay window and a period decorative fire surround. The rear double bedroom has a fire surround and a useful under-stair cupboard. The family bathroom has a white bath with a shower attachment, a separate shower enclosure, a vanity wash basin, WC, and fashionable tiling. The separate WC is partially tiled with a white WC and wash basin. Stairs rise from the landing to an impressive attic master bedroom, generous in size, with French doors and a Juliette Balcony, a separate dressing room, and a great en-suite, having a tub bath, a shower enclosure, vanity wash basin, WC, and in-trend tiling. Outside, there is a lawned front garden with planted borders and a block-paved driveway, which extends to the side of the property, with gates, leading to a detached garage within the rear garden. The rear garden is mainly lawned with a stone flagged patio, borders, and a secret garden at the rear of the garage, which catches the evening sun. Silver Hill Road is an extremely popular road, well-placed for highly regarded local schools, shops and amenities, recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District.







- Attractive 1920's Semi-Detached House
- 4 Bedrooms & 2 Bathrooms
- Stunning Interior. A Must See
- Ground Floor Rear Extension
- Living Kitchen with Bi-Folding Doors
- Modern Kitchen with Integrated Appliances
- Fabulous Loft Conversion
- Master Bed with Dressing Room & En-Suite
- Lawned Gardens, Drive & Garage
- Freehold







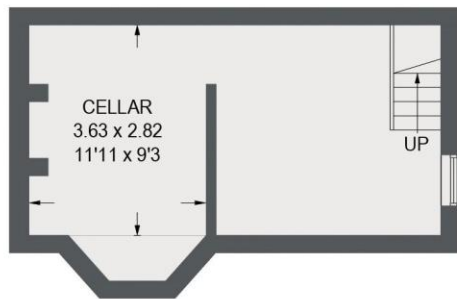
# 16 SILVER HILL ROAD

APPROXIMATE GROSS INTERNAL AREA = 173.9 SQ M / 1872 SQ FT  
(EXCLUDING EAVES)

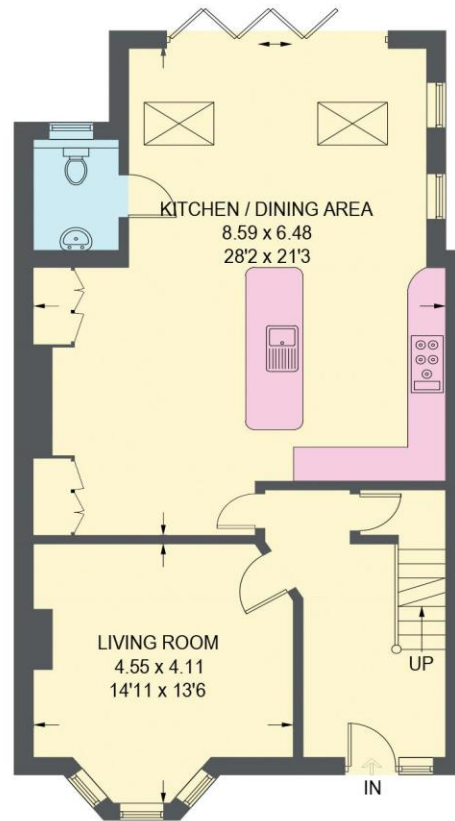
CELLAR = 25.3 SQ M / 272 SQ FT

GARAGE = 16.4 SQ M / 176 SQ FT

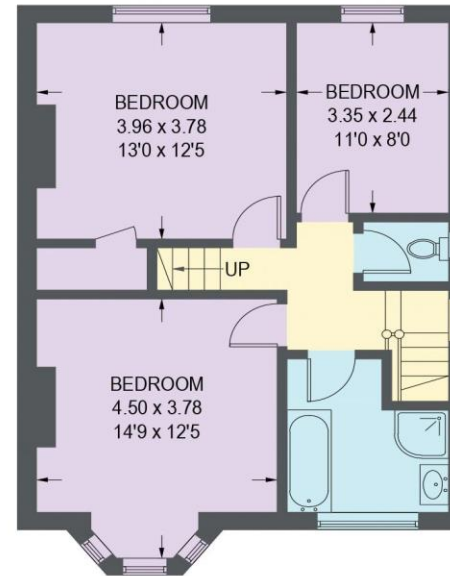
TOTAL = 215.6 SQ M / 2320 SQ FT



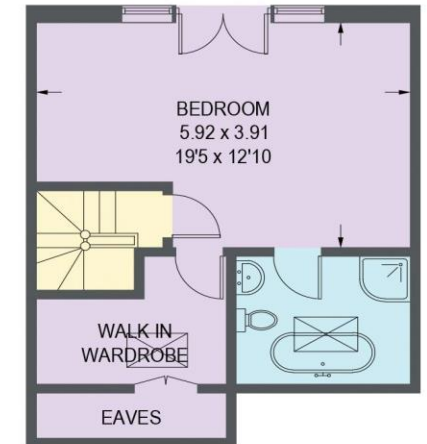
**CELLAR**  
25.3 SQ M / 272 SQ FT



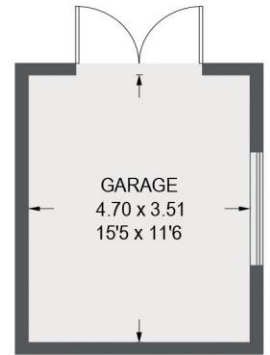
**GROUND FLOOR**  
79.1 SQ M / 851 SQ FT



**FIRST FLOOR**  
57.1 SQ M / 615 SQ FT



**SECOND FLOOR**  
37.7 SQ M / 406 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.





haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](https://haushomes.co.uk)

0114 276 8868