







75 Kirkstone Road

Lower Walkley • Sheffield • S6 2PN

Guide Price £220,000 - £240,000

A fabulous, refurbished 3 bedroom, stone fronted mid terraced property in Lower Walkley, S6. Significantly improved by the present owner. Benefits from a modern kitchen and bathroom, newly installed combination boiler, full rewire, double glazing, and a landscaped rear garden. Neutrally presented throughout and finished with modern fixtures and fittings. Freehold property with no onward chain. Viewing highly recommended. The ground floor comprises of two lovely reception rooms, a front facing lounge with deep skirting boards, a neutral-coloured carpet, and a fire inset. The dining room features built-in storage and access to the cellar with a ceramic tiled floor and electricity supply. There is potential to convert, subject to consents. The off-shot kitchen has been extended to create a flexible space filled with natural light and rear door access, Integrated appliances include an oven, 4 ring gas hob, and houses the Ideal combination boiler. There is space with plumbing for further freestanding appliances. The first floor comprises of two bedrooms, with the front facing double bedroom incorporating generous under-stairs storage. A modern bathroom is equipped with a 3-piece white suite, stylish tiling, and chrome heated towel rail. Stairs rise to the second floor with a generous double bedroom fitted with a Velux window, and creating useful storage within the eaves. Externally, steps rise to an elevated front door. Accessed via a communal side passageway is a stone patio and raised landscaped lawn designed with decked seating area and brick-built outhouse. Kirkstone Road is ideally placed for access to the shops, bars, restaurants, cafes and amenities in both Walkley and Hillsborough and excellent transport links into the city centre.





- Fabulous Mid Terraced Property
- Located in Lower Walkley, S6
- Fully Renovated, A Must See!
- Modern Kitchen with Integrated Appliances
- 2 Lovely Reception Rooms
- Light & Airy Accommodation over 3 Levels
- Combination Boiler & Double Glazing
- Landscaped Rear Garden & Outhouse
- Freehold & No Chain
- Council Tax band A, EPC TBC



75
KINGSTONE ROAD

75 KIRKSTONE ROAD

APPROXIMATE GROSS INTERNAL AREA = 97.7 SQ M / 1051 SQ FT (EXCLUDING EAVES)



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



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