











## 9 Darwin Road

Hillsborough • Sheffield • S6 1WD

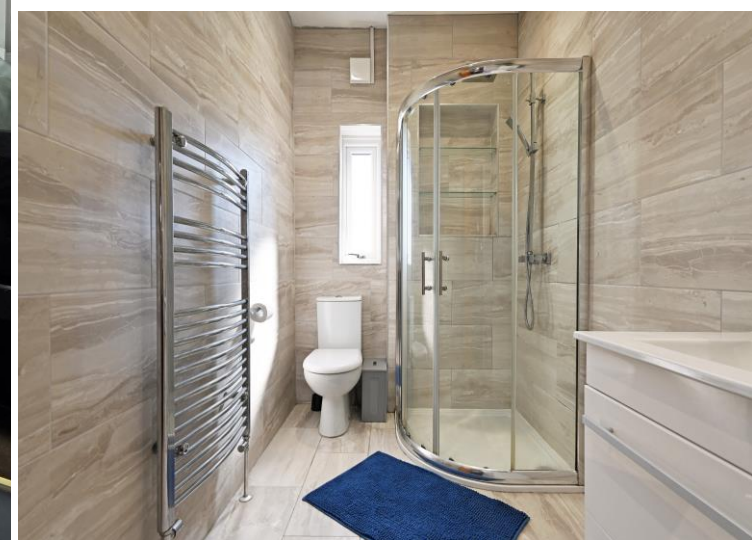
Guide Price £200,000 - £210,000

Well-presented 3-bedroom mid terrace property within walking distance of Hillsborough Park & Super Tram stop. Deceptively spacious accommodation arranged over 3 levels incorporating open plan dining kitchen and attractive enclosed private rear garden with impressive home bar. Benefits from combination gas central heating and double glazing. A cosy front facing lounge is presented in dark modern tones, contrasting feature fireplace fitted with electric stove and finished with laminate flooring. The flexible dining room provides cellar access, offers a pleasant garden aspect and adjoins the modern kitchen fitted with grey units and complementary worktops. Integrated appliances include oven, electric hob and extractor with space for a washing machine and wall mounted Worcester combination boiler. The first floor features the main bedroom styled with on trend grey tones and carpet, plus a smaller bedroom to rear, ideal for a child, office or dressing room. A fully tiled shower room is equipped with corner rainfall shower, chrome heated towel rail and vanity hand wash basin. Stairs lead to a further double bedroom / flexible living space on the second floor, complemented by Velux window and providing storage within the eaves. Externally accessed through a communal passageway is an attractive enclosed, private rear garden, designed with raised decking, creating a perfect seating area equipped with fully functioning home pub to the rear end of the garden. Also ideal for home office or workshop. Darwin Road is a very popular road, well-served by local shops and amenities, schools, recreational facilities including Hillsborough Park, public transport including the Supertram, and access links to the city centre, the hospitals, universities, and the motorway.









- Well-Presented 3-Bedroom Mid Terrace
- Arranged Over 3 Levels Plus Cellar
- Cosy Lounge with Feature Fireplace
- Open Plan Dining Kitchen
- Walking Distance of Hillsborough Park

- Excellent Transport Links & Local Amenities
- Attractive, Private Enclosed Rear Garden
- Impressive Home Bar Outbuilding
- Leasehold 800 years 29/09/1899 £6p
- Council Tax Band A, EPC Rating D









# 9 DARWIN ROAD

APPROXIMATE GROSS INTERNAL AREA = 80.2 SQ M / 863 SQ FT

CELLAR = 16.1 SQ M / 173 SQ FT

GARDEN BAR = 14.7 SQ M / 158 SQ FT

TOTAL = 111.0 SQ M / 1194 SQ FT (EXCLUDING EAVES)



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 haushomes.co.uk

0114 276 8868