







57 Roebuck Road

Crookesmoor • Sheffield • S6 3GQ

£225,000

A charming 3 bedroom end terrace property, with a superb, private south facing rear garden. Retaining many appealing period features including stripped floorboards, original coving, cupboards, and doors and a lovely, exposed brick wall in the attic bedroom. All complemented by a modern kitchen and bathroom, further benefitting from UPVC double glazing and modern gas central heating. On the ground floor a side facing entrance door opening into the lobby, the living room has a lovely, homely feel and a stylish wood burning stove. The kitchen is well fitted with a range of attractive, matching wall and base units complemented by a wood effect work surface, electric double oven, and gas hob. Space and plumbing for a washing machine. From the side lobby steps descend to the basement cellar. On the 1st floor is a double bedroom with useful under stairs storage, a second bedroom and a bathroom with modern suite in white comprising bath with shower over, w.c, wash hand basin and finished with attractive mosaic tiling to the wet areas. On the 2nd floor is a further double bedroom with a lovely, exposed brick wall and exposed beams. Outside to the front the property is slightly set back from the road, and to the rear is a superb, level garden with a York stone patio providing a sitting out and entertaining space beyond which is a large lawn area and a further patio at the bottom of the garden. Excellent open views from the garden. Crookesmoor is a very popular area, with excellent shops, pubs and restaurants, only approximately 2 miles from the city centre with regular transport links and close to the city's universities and hospitals. Freehold





- 3 Bedroom End Terrace
- Large South Facing Garden
- Period Features Throughout
- Modern Kitchen & Bathroom
- UPVC Double Glazing

- Modern Gas Central Heating
- Close To Universities & Hospitals
- Viewing Essential
- Freehold
- EPC - tbc





57 ROEBUCK ROAD

APPROXIMATE GROSS INTERNAL AREA = 75.1 SQ M / 808 SQ FT

CELLAR = 16.5 SQ M / 178 SQ FT

TOTAL = 91.5 SQ M / 986 SQ FT



CELLAR
16.5 SQ M / 178 SQ FT

GROUND FLOOR
23.8 SQ M / 256 SQ FT

FIRST FLOOR
31.4 SQ M / 338 SQ FT

SECOND FLOOR
19.9 SQ M / 214 SQ FT

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

(IDMRP2025)

