











## 165 Whitehouse Lane

Walkley • Sheffield • S6 2UY

Guide Price £210,000 - £220,000

A fabulous 3 bedroom terrace house with a modern, light and airy interior offering stylish accommodation over three floors. The property benefits from uPVC windows, combination boiler and offers superb views from the rear aspect. A composite entrance door opens directly into the living room presented in fresh modern décor, complete with fire inset, stone hearth, shelving within the alcoves and chevron style premium laminate flooring which runs into the spacious dining kitchen. A flexible living space creating a perfect dining area overlooking the rear garden and providing cellar access. A modern high gloss kitchen is fitted with wood effect worktops incorporating integrated oven and gas hob, offering space with plumbing for further freestanding appliances and finished with stylish tiling. The first floor comprises of a front facing double bedroom, designed with shaker panelling and wooden shutters complete with walk in storage. Rear facing is a smaller bedroom, ideal for study, dressing room or child's bedroom. The bathroom is equipped with 3-piece white suite, overhead rainfall shower, partially tiled with heated towel rail. The second floor provides a further spacious double bedroom, featuring exposed brick wall, Velux window and storage within the eaves. Outside to the front is a forecourt and to the rear an enclosed, south facing hard landscaped garden with great views, patio area and brick-built outhouse. Whitehouse lane is well-placed for local shops and amenities, local schools, public transport, recreational facilities and access to the city centre, hospitals and the universities.









- 3 Bedroom Terraced Property
- Located in Sought after Walkley, S6
- Light & Airy Accommodation Over 3 Level
- Beautifully Presented Throughout
- Spacious Open Plan Dining Kitchen

- Modern Kitchen & Bathroom
- Combination Boiler & Double Glazing
- Attractive South Facing Rear Garden
- Freehold & NO CHAIN
- Council Tax Ban A, EPC Rating D









# 165 WHITEHOUSE LANE

APPROXIMATE GROSS INTERNAL AREA = 88.1 SQ M / 948 SQ FT

GARAGE = 15.9 SQ M / 171 SQ FT

TOTAL = 104.0 SQ M / 1119 SQ FT



**CELLAR**  
**15.9 SQ M / 171 SQ FT**

**GROUND FLOOR**  
**35.1 SQ M / 378 SQ FT**

**FIRST FLOOR**  
**30.1 SQ M / 324 SQ FT**

**SECOND FLOOR**  
**22.9 SQ M / 246 SQ FT**

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

(IDMRP2025)





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