











## 52 Wynyard Road

Sheffield • South Yorkshire • S6 4GE

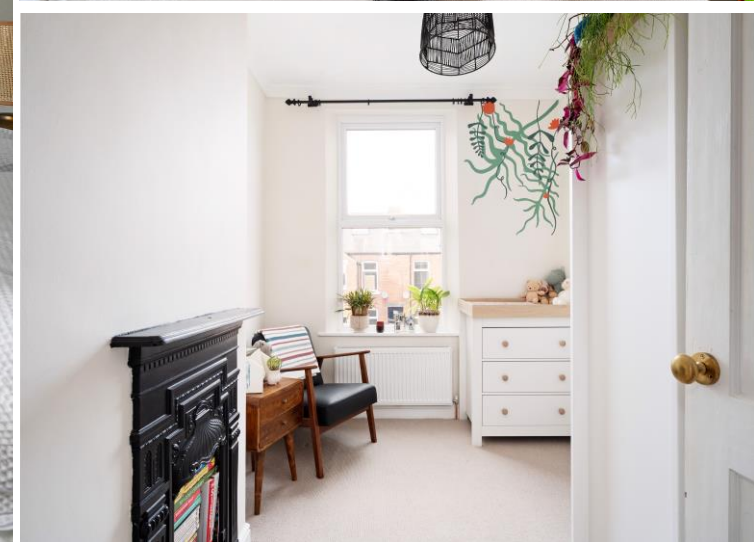
Guide Price £200,000 - £220,000

Within a short walk of Hillsborough Park and the Supertram is a stunning 3 bedroom, stone fronted end terrace. Generously proportioned accommodation arranged over 3 levels presented in stylish modern décor. Benefits from fabulous open plan dining kitchen, modern shower room, combination gas central heating, double glazing and private, enclosed rear garden. The ground floor features a cosy front facing lounge complemented by a warm neutral palette, contrasting varnished wooden floor and lovely period feature fireplace. The hub of the home is a generous open plan dining kitchen overlooking the garden with rear door access. The kitchen is fitted with solid oak units topped with beautiful granite worktops, an integrated fridge and providing space for further freestanding appliances. A spacious double cellar offers a separate utility space and fabulous potential due to the size. The first floor comprises a light and airy front facing double bedroom styled with warm tones, feature fireplace and walk in closet. At the rear is a bright and airy larger sized single bedroom and modern shower room complete with walk in rainfall shower and column radiator. Stairs rise to the second floor designed in stylish grey tones creating a generous double bedroom complemented by Velux window and providing access to further storage within the eaves. Externally a communal passageway leads to a private, enclosed rear garden partially lawned with attractive stone patio and flower beds. Wynyard Road is an extremely popular road, well-placed for local shops and amenities in Hillsborough, local schools, recreational facilities including Hillsborough Park, public transport including the Supertram, and access links to the city centre, hospitals, universities, Meadowhall, and the M1 motorway



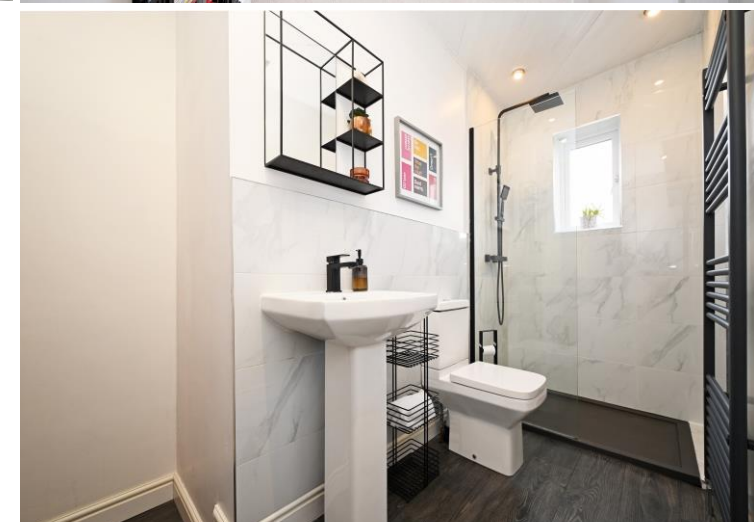






- Attractive Stone Fronted End Terrace
- 3 Beautifully Presented Bedrooms
- Arranged Over 3 Levels
- Fabulous Open Plan Dining Kitchen
- Cosy Lounge & Period Feature Fireplace

- Attractive Private Enclosed Rear Garden
- Combi Boiler & Double Glazing
- Walking Distance of Park & Tram Stop
- Freehold
- Council Tax Band A, EPC Rated E









# 52 WYNYARD ROAD

APPROXIMATE GROSS INTERNAL AREA = 96.5 SQ M / 1038 SQ FT

CELLAR = 37.2 SQ M / 400 SQ FT

TOTAL = 133.7 SQ M / 1438 SQ FT

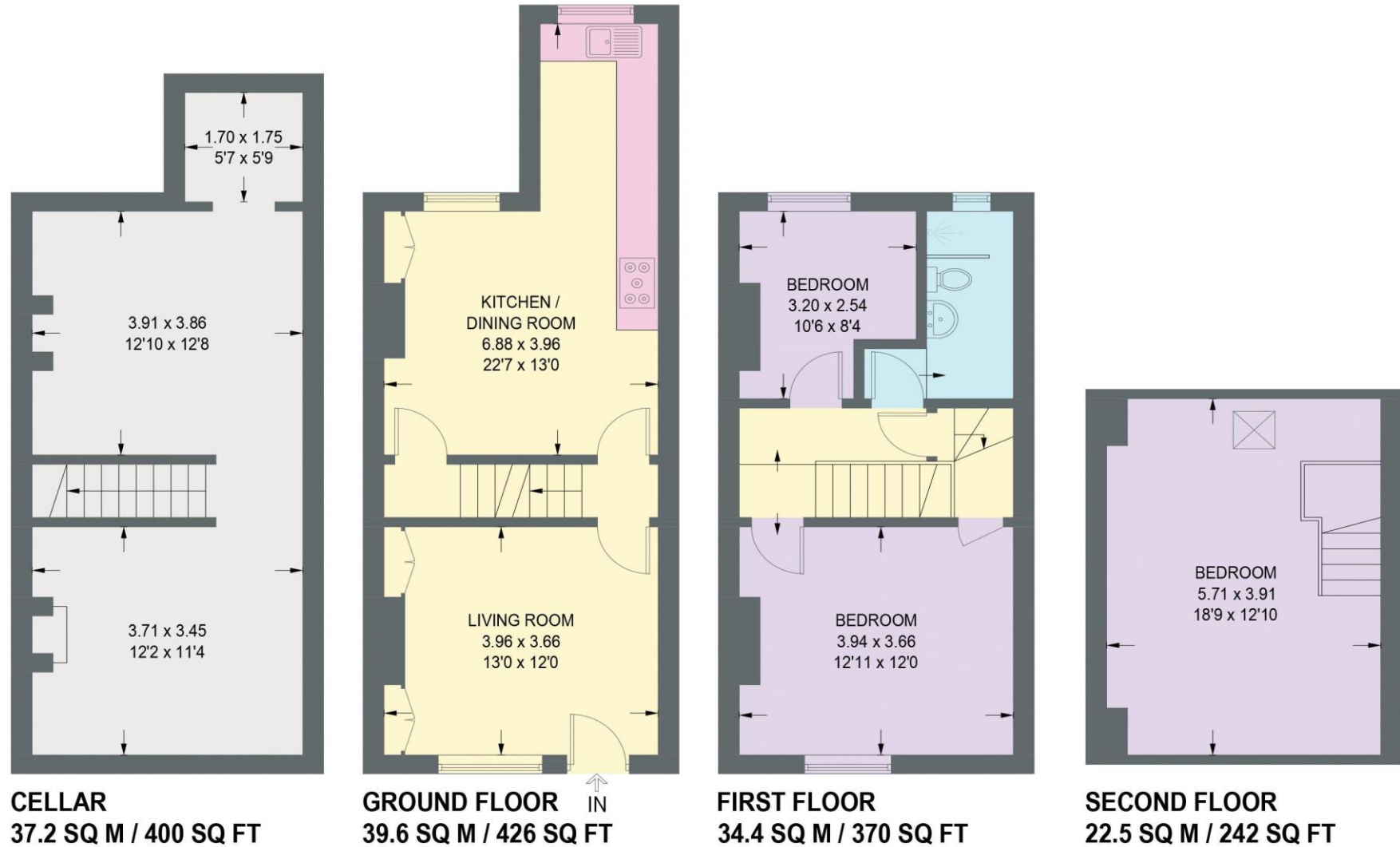


Illustration for identification purposes only,  
measurements are approximate, not to scale.





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