







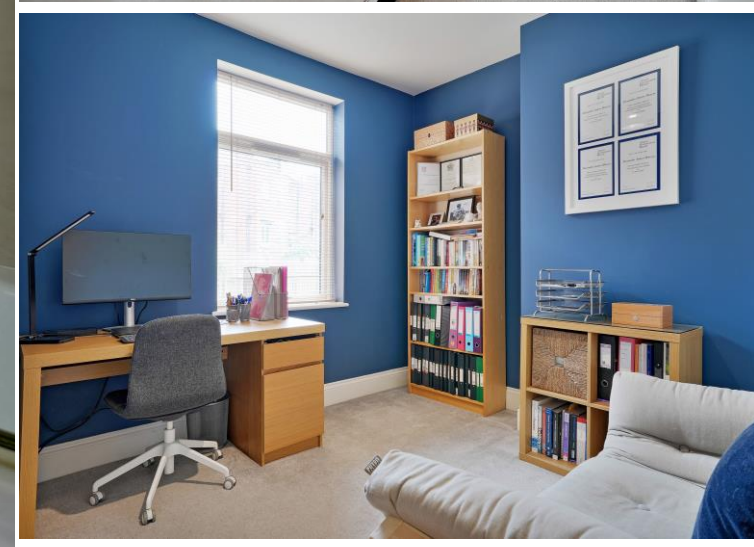
145 Sharrow Vale Road

Sharrow Vale • Sheffield • S11 8ZA

Guide Price £375,000 - £400,000

A fabulous, larger size, 3 double bedroom and 2-bathroom Victorian terrace house situated in the highly sought-after Sharrow Vale neighbourhood. Refurbished before the current owners purchased the property to create a stylish, modern, light, and airy interior over three floors. Features include a beautiful lounge, a dining room and off-shot kitchen with a popular open plan design and modern kitchen, generous size bedrooms with the benefit of the floorspace above the shared passageway, a modern off-shot bathroom, and a spacious attic bedroom with a modern en-suite shower room. Benefits from gas central heating with a combination boiler and double glazing. Pleasant outlook. South facing enclosed rear garden, ideal for entertaining. Double basement with scope for conversion, subject to consents. Super location. A side entrance door opens into an entrance lobby with stairs to the first floor. The internal doors are of a modern light oak design with chrome fittings, one opening into a beautiful front, bay-windowed lounge, commanding an elevated position, offering privacy, and a pleasant outlook. The lounge is well-presented with a focal chimney breast, having an exposed timber mantle, a slate hearth, and the potential for a log burner or fire, subject to any necessary consents. Both alcoves have shelving to create a homely feel. The bay window has fitted blinds, as do many of the windows, with all the blinds being included in the sale. The dining room and off-shot kitchen have an open plan design with a modern range of white, gloss, kitchen units, extending into the dining area. The units are complimented by concrete effect worktops and fashionable splash-back tiling. Windows in the kitchen and the dining area benefit from a south facing aspect, creating a light, and airy interior. Included in the sale is an integrated oven, microwave oven, hob with an extractor above, dishwasher, washing machine, fridge, and separate freezer. A side door opens onto the rear garden. An internal door from the dining area leads down to the basements. On the first floor, there is a landing, two double bedrooms, and an off-shot bathroom. The front bedroom is a generous size, over the passage, well-presented with pale grey walls and a grey carpet, with a bay window with excellent views towards the Hallamshire Hospital. A walk-in closet provides useful storage space. The second bedroom is also larger than the norm, again benefitting from the space above the passage. In-trend décor and a south facing garden outlook enhance the room. The bathroom has a white suite with a shower above the bath, with a glass screen, a wash basin, WC, finished with splash-back tiling and a fitted unit housing the Ideal combination boiler. On the second floor, there is a spacious double bedroom with white walls, a pale grey carpet, radiator, and a front window with far reaching views. A door opens into a modern en-suite with a shower enclosure, wash basin, WC, Herringbone Grey tiled effect floor, and a rear Velux window. Outside, there is a forecourt, a shared passageway, and a gate leading into a south facing, enclosed rear garden, with decked, slate terraces, planted borders, security lighting, and a brick outhouse. Sharrow Vale is one of Sheffield's most sought-after neighbourhoods with a growing reputation as a centre for independent cafes, shops, bars, and restaurants, well-supported by local schools, parks and recreational facilities, and excellent transport links to the city centre, hospitals, universities, train stations, and the Peak District.





- Attractive Larger Size Terrace House
- 3 Double Bedrooms & 2 Bathrooms
- Stunning Modern Interior
- Modern Kitchen, Bathroom & En-Suite
- Open Plan Dining Room & Kitchen
- Beautiful Lounge
- Floorspace over Passageway
- South Facing Enclosed Rear Garden
- Far Reaching Views
- Close to Shops, Cafes & Restaurants

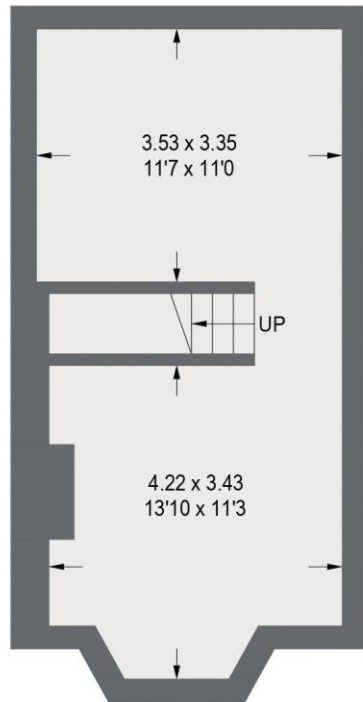


145 SHARROW VALE ROAD

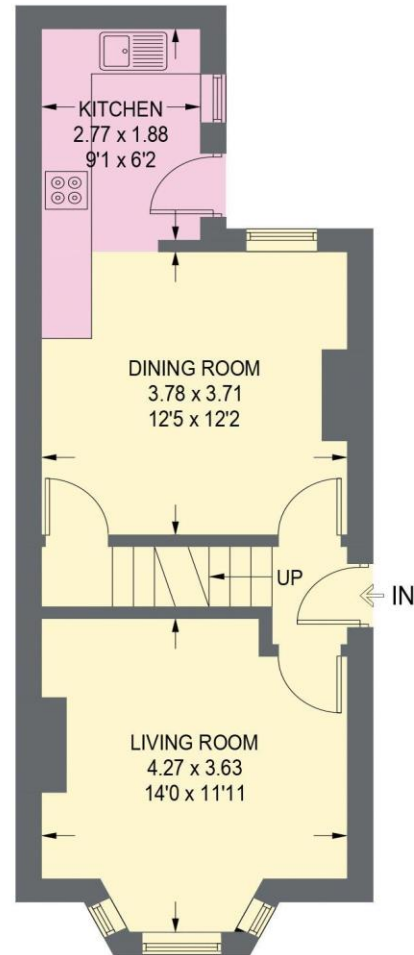
APPROXIMATE GROSS INTERNAL AREA = 106.5 SQ M / 1146 SQ FT

CELLAR = 29.3 SQ M / 315 SQ FT

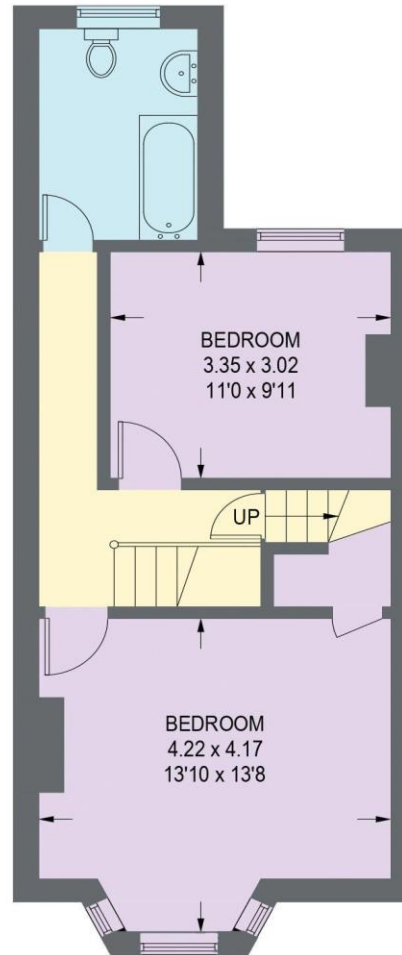
TOTAL = 135.8 SQ M / 1461 SQ FT



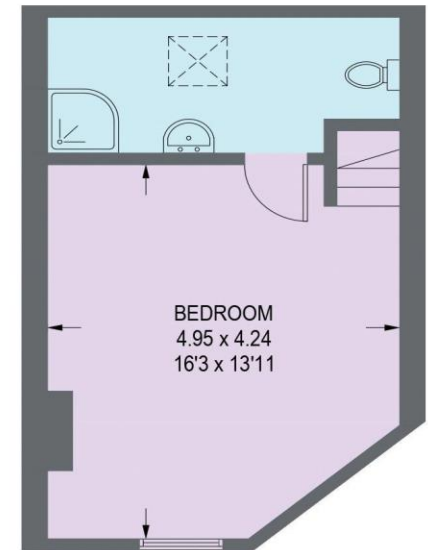
CELLAR
29.3 SQ M / 315 SQ FT



GROUND FLOOR
37.3 SQ M / 401 SQ FT



FIRST FLOOR
41.6 SQ M / 448 SQ FT



SECOND FLOOR
27.6 SQ M / 297 SQ FT

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

(ID/MRP2025)



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