







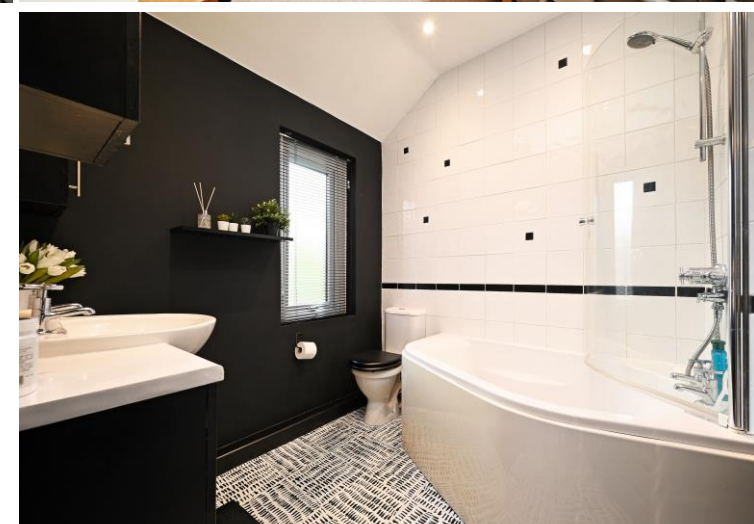
168 Carr Road

Sheffield • South Yorkshire • S6 2WZ

Guide Price £375,000 - £395,000

Tucked away between beautiful front and rear gardens, just a stones throw from the heart of Walkley is a superb 3-bedroom end terraced property. Effectively extended over the years this beautiful home is deceptively spacious, offering a flexible, stylish family home in a sought-after location. A cosy front facing lounge designed in modern tones, is complemented by stained glass windows and log burner which adjoins a separate dining room, leading though to a rear extension creating a superb garden room with lovely private outlook. The modern kitchen is a Karl Benz design incorporating oven, induction hob, dishwasher, fridge freezer and breakfast bar. A door provides cellar access, creating ideal storage or potential for development. The first floor comprises 3 bedrooms, all stylishly presented in modern décor, there are 2 good sized double bedrooms, once featuring a walk in storage cupboard which leads to a partially boarded loft space. The third bedroom is ideal home office space or child's bedroom. The family bathroom is equipped with bathtub, overhead shower, vanity hand wash basin, WC and heated towel rail, partially tiled. Externally to the rear is a private, enclosed garden, designed with patio seating area and level lawn, bordered by established planting. To the front of the property offering a beautiful outlook is a further south facing garden filled with an array of mature, attractive planting which provides privacy to the property, but also offers the potential to create off street parking if desired. Carr Road is an extremely sought after location, well-served by local shops and amenities with a variety of cafes, restaurants and public houses, schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District.





- Effectively Extended End Terraced Family Home
- 3 Bedrooms & Family Bathroom
- Stylishly Presented Throughout
- Karl Benz Design Kitchen
- Located in Heart of Walkley
- Deceptively Spacious Flexible Home
- Potential for Off Street Parking
- Beautiful Front & Rear Gardens
- Freehold
- Council Tax Band A, EPC TBC

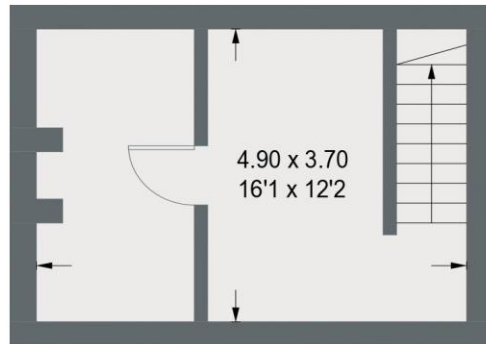


168 CARR ROAD

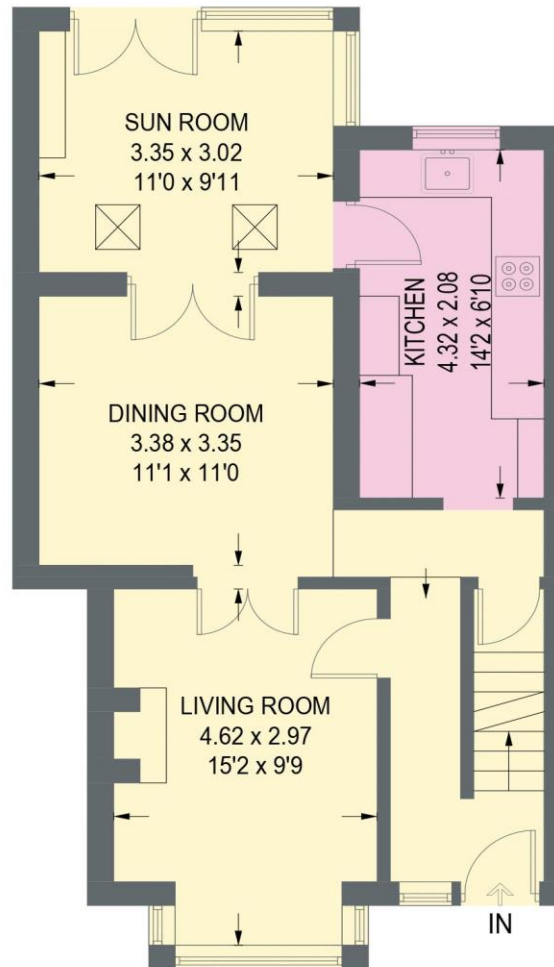
APPROXIMATE GROSS INTERNAL AREA = 99.7 SQ M / 1073 SQ FT

CELLAR = 18.1 SQ M / 195 SQ FT

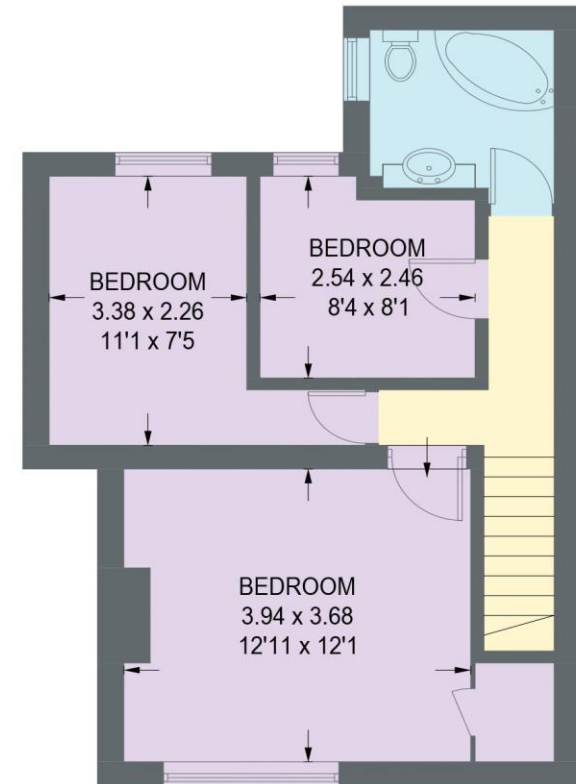
TOTAL = 117.8 SQ M / 1268 SQ FT



CELLAR
18.1 SQ M / 195 SQ FT



GROUND FLOOR
56.7 SQ M / 610 SQ FT



FIRST FLOOR
43.0 SQ M / 463 SQ FT

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



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