











## 63 Barkers Road

Sheffield • South Yorkshire • S7 1SD

Guide Price £575,000 - £600,000

Stunning 4-bedroom, 2-bathroom period stone-built property occupying a fabulous corner plot in Nether Edge Conservation Area. Refurbished by current owner to create a stylish home, retaining period features, arranged over 3 levels which benefits from a wraparound garden with southerly aspect and off-street parking. Features partial double glazing and combination gas central heating. A beautiful hallway featuring monochrome tiled floor creates a welcoming first impression leading through to a light and airy spacious lounge complemented by 3 focal sash windows, a log burning stove and solid oak floor. The kitchen is fitted with a range of gloss units, contrasting granite worktops and integrated appliances include induction hob, Neff double oven/grill and dishwasher. Providing a breakfast bar, cellar access and side door to the wraparound garden. Adjoining is a separate dining area complete with 2 front facing windows and built in storage. The first floor comprises 3 beautifully presented double bedrooms, all designed in a fresh, neutral palette filled with natural light. The family bathroom has been designed with roll top freestanding bath, vanity hand wash basin, and separate shower enclosure, styled with a striking focal tiled floor. The second floor locates the main bedroom, a fabulous hideaway incorporating a superb walk-in wardrobe, ensuite shower room and south facing Juliette balcony. Externally a garden wraps around the property creating privacy, providing partial lawn and south facing stone patio beside off street parking. Barkers Road is well-placed for local shops and amenities in Nether Edge with cafes, pubs and local restaurants. There is also access to local schools, recreational facilities, Ecclesall Road, Sharrow Vale Road and Abbeydale Road as well as the city centre, hospitals, universities and the Peak District.









- Stunning Stone Built Period Property
- 4 Bedrooms & 2 Bathrooms
- Nether Edge Conservation Area
- Fabulous Corner Plot
- Refurbished by Current Owner
- Stylishly Presented Over 3 Levels
- Off Street Parking
- Wraparound Garden & South Facing Patio
- Freehold
- Council Tax Band C, EPC Rating E





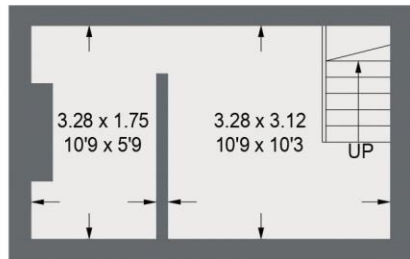


# 63 BARKERS ROAD

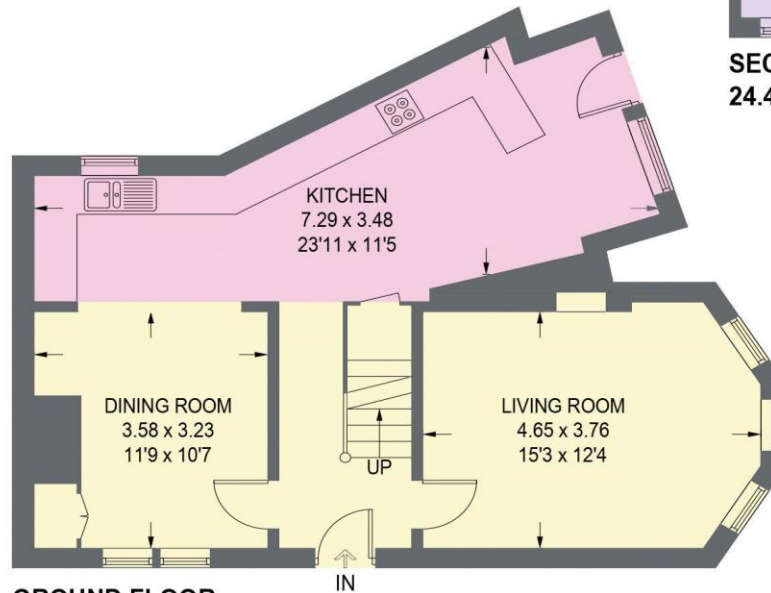
APPROXIMATE GROSS INTERNAL AREA = 146.6 SQ M / 1578 SQ FT

CELLAR = 16.5 SQ M / 178 SQ FT

TOTAL = 163.1 SQ M / 1756 SQ FT



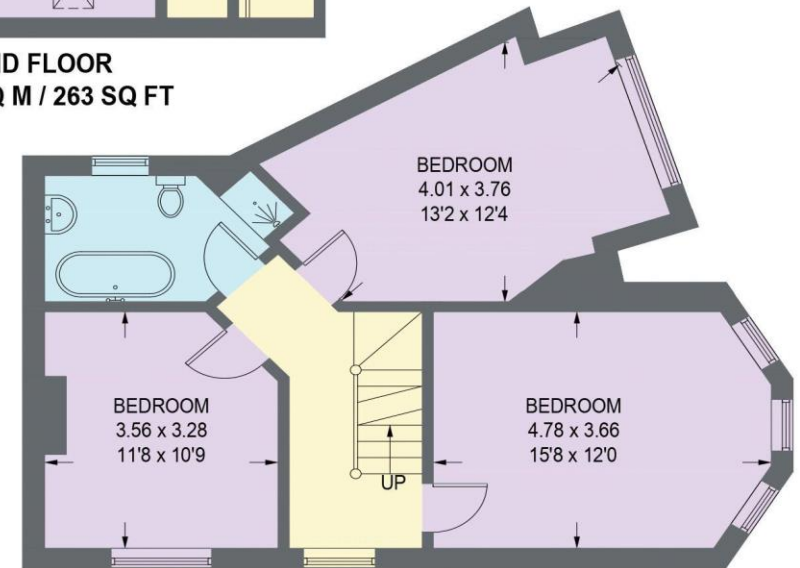
**CELLAR**  
16.5 SQ M / 178 SQ FT



**GROUND FLOOR**  
60.7 SQ M / 653 SQ FT



**SECOND FLOOR**  
24.4 SQ M / 263 SQ FT



**FIRST FLOOR**  
61.5 SQ M / 662 SQ FT

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

(IDMRP2025)





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