







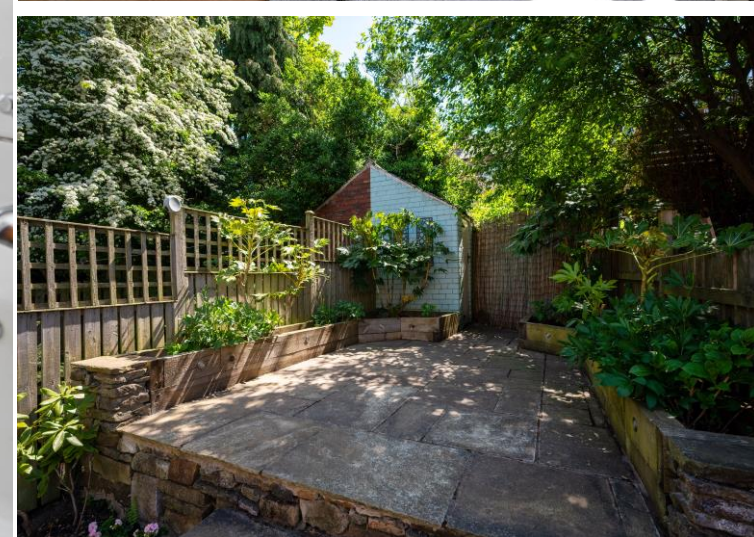
137 Duncombe Street

Walkley • Sheffield • S6 3RL

Guide Price £280,000 - £295,000

A stunning 3-bedroom stone built terraced property located on a popular road on Walkley. Stylishly presented combining period charm and a modern interior throughout. Features a light and airy dining kitchen, cosy lounge, three good sized bedrooms, a modern bathroom, and a beautiful southerly facing, larger size, rear garden. Benefits from combination gas central heating and double glazing, Freehold. The ground floor features a light and airy dining kitchen fitted with a range of wooden shaker style units topped with solid wooden worktops, brick shaped tiled splashbacks, and a focal Belfast sink overlooking the fabulous southerly facing rear garden. A freestanding range cooker with gas hob is included as part of the sale. There is ample space for a dining table and access to the cellar. A cosy front facing lounge is presented in contrasting modern tones, complemented by coving and a feature fireplace. The first floor has two bedrooms, the front being a generously proportioned double bedroom occupying additional space over the passageway, with two front facing wooden sash windows and a superb walk in wardrobe. Overlooking the rear garden is a bedroom alongside a bathroom equipped with 3-piece white suite, complete with overhead rainfall shower and built-in storage. Stairs rise to the second floor creating a dual aspect spacious double bedroom styled in modern grey tones and filled with natural light. Externally, a raised forecourt provides privacy from the road. Accessed through a communal passageway is a southerly facing enclosed rear garden. A beautiful tranquil, private outdoor space, designed with stone patio and lawn bordered by attractive flower beds, leading to a further raised patio providing brick built outhouse and leafy backdrop. Duncombe Street is an extremely popular road well served by local shops and amenities in both Walkley & Crookes, schools, recreational facilities, public transport, and links to the universities, hospitals, city centre, and the Peak District.





- Stone Built Terraced House
- 3 Bedrooms
- Stunning Interior & Period Charm
- Light & Airy Dining Kitchen
- Cosy Lounge with Feature Fireplace

- Larger Size with Space over Passageway
- Combination Boiler & Double Glazing
- Beautiful Enclosed Rear Garden & Stone Patio
- Freehold
- Council Tax Band A, EPC Rating C



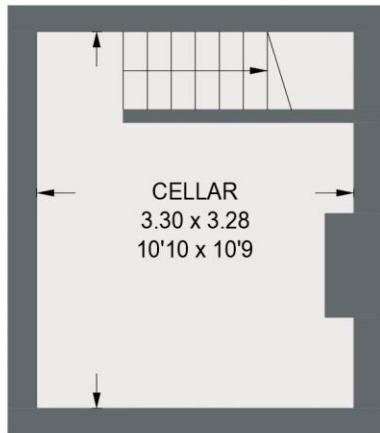


137 DUNCOMBE STREET

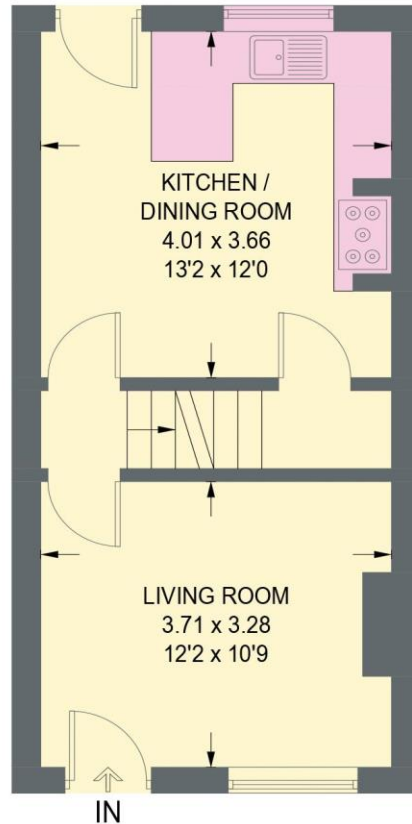
APPROXIMATE GROSS INTERNAL AREA = 84.3 SQ M / 907 SQ FT

CELLAR = 14.3 SQ M / 154 SQ FT

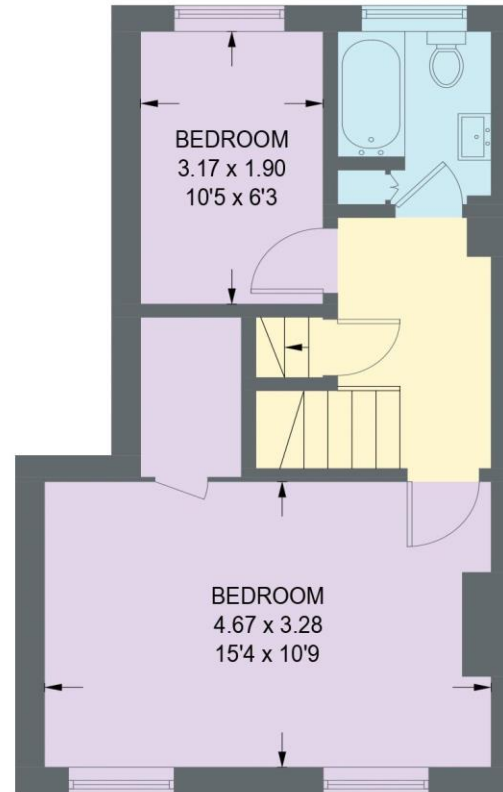
TOTAL = 98.6 SQ M / 1061 SQ FT (EXCLUDING STORE)



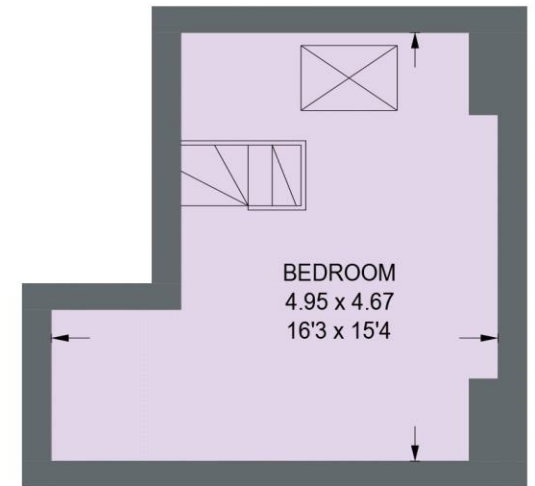
CELLAR
14.3 SQ M / 154 SQ FT



GROUND FLOOR
31.3 SQ M / 337 SQ FT



FIRST FLOOR
34.3 SQ M / 369 SQ FT



SECOND FLOOR
18.7 SQ M / 201 SQ FT

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



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