







32 Watersmeet Road

Walkley • Sheffield • S6 5FA

Guide Price £250,000 - £275,000

Located a stone's throw from Rivelin Valley is an attractive 3-bedroom, bay fronted semi-detached, beautifully presented home. Offering stylish, modern interior with the benefit of off-street parking and attractive enclosed rear garden with leafy backdrop overlooking Walkley allotments. The ground floor can be accessed through front and gated side entrance. A simple, elegant bay fronted living room has been styled with an authentic stone effect feature fireplace and offers generous under stairs storage. The kitchen looks out onto a stunning rear garden fitted with a range of modern gloss units, complementary worktops and tiled splashbacks. Integrated appliances include oven, gas hob, and dishwasher with space for a large freestanding fridge freezer. A separate utility cupboard houses plumbing for a washing machine and combination boiler. Stairs rise to the first floor where the main bedroom is located to the front of the property, filled with natural light courtesy of bay window, styled in a neutral palette and carpet. Overlooking the allotments at the rear are a further 2 bedrooms, both presented in neutral tones. Externally a hardstanding driveway creates off street parking. A secure side gate leads through to a fully enclosed rear garden designed with stone patio and raised lawn, complemented by colourful attractive planting and garden shed. Watersmeet Road is a very popular road within close proximity of the beautiful Rivelin and Loxley valleys with walks and cycle routes to Bradfield and Damflask reservoir, ideally placed for local shops and amenities, recreational facilities and excellent transport links including the Sheffield Supertram.





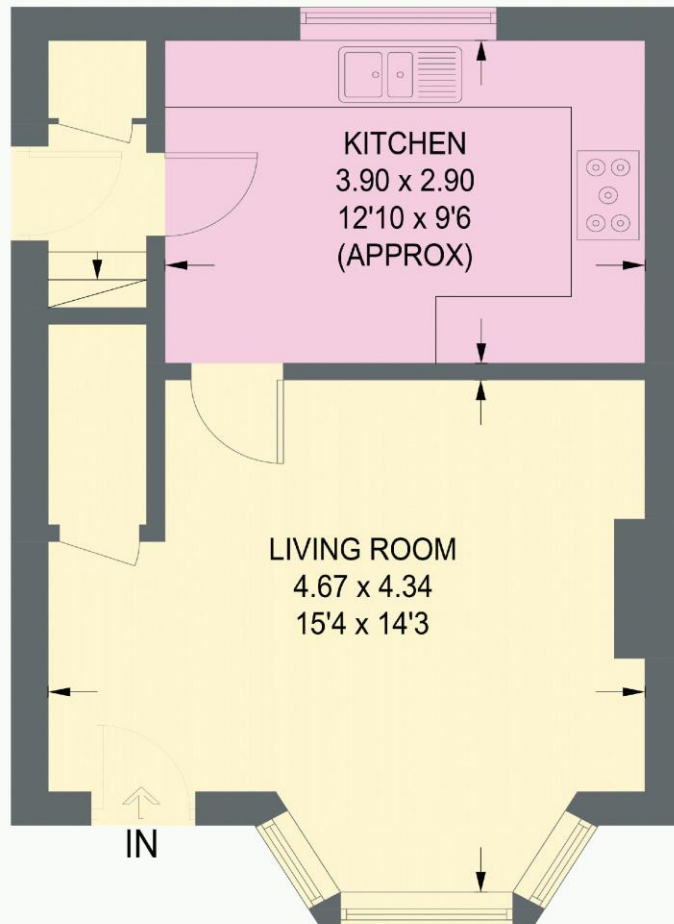
- Attractive Semi Detached Property
- 3 Bedrooms & Modern Bathroom
- Recently Installed Kitchen with Appliances
- Cosy Living Room & Feature Fireplace
- Stones Throw Rivelin Valley
- Combination Boiler & Double Glazing
- Private Enclosed Rear Garden
- Off Street Parking
- Freehold
- Council Tax Band B, EPC TBC



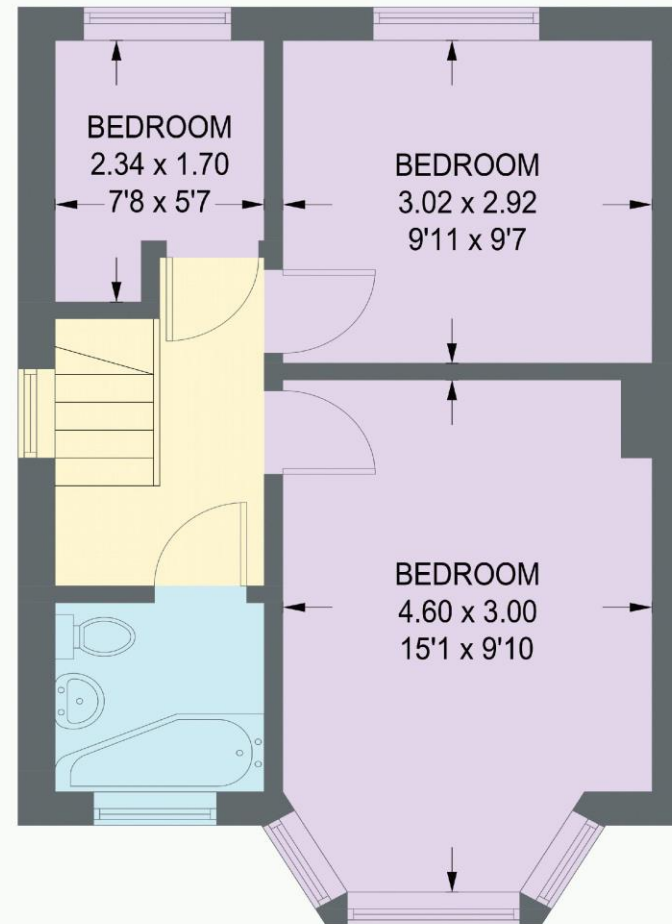


32 WATERSMEET ROAD

APPROXIMATE GROSS INTERNAL AREA = 69.2 SQ M / 744 SQ FT



GROUND FLOOR
34.7 SQ M / 373 SQ FT



FIRST FLOOR
34.5 SQ M / 371 FT

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



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