





HILLSBOROUGH





80 Kirkstone Road

Walkley • Sheffield • S6 2PP

Guide Price £220,000 - £230,000

An attractive and well-presented 3-bedroom stone fronted terrace house, situated on a popular cul-de-sac in Walkley. Occupying additional space over the passageway, beautifully presented throughout. Stylish accommodation on 3 floors with a light and airy feel, retaining period features complemented by modern finishing touches. Benefits from combination gas central heating run from a combination boiler and double glazing. A cosy modern lounge is presented in modern tones, complemented by brick feature fireplace, coving and generous front facing window. The dining kitchen provides a shaker style design, topped with wood effect worktops and tiled splashbacks, incorporating integrated oven, gas hob and microwave. Offering ample space for a family dining table and cellar access. The first floor comprises 2 good sized double bedrooms taking advantage of extra space over the passageway. The main bedroom features a generous walk-in closet. A 3-piece contemporary white bathroom suite is styled with tiled walls, decorative vinyl floor and chrome heated towel rail. Stairs lead to a further double bedroom which dual aspect, beautifully presented, offering potential for buyers to purchase some items of furniture as part of the sale. Externally is a forecourt and communal passageway leading to a private enclosed rear garden. Designed with artificial lawn and stone patio with brick-built outhouse providing useful outdoor storage. Kirkstone Road is ideally placed for access to the shops, bars, restaurants, cafes and amenities in both Walkley and Hillsborough and excellent transport links into the city centre.





- Stone Fronted Terraced House
- 3 Double Bedrooms & Modern Bathroom
- Stylishly Presented Throughout
- Cosy Lounge & Brick Fireplace
- Spacious Dining Kitchen & Cellar

- Occupying Additional Space Over Passageway
- Sought After Location in Lower Walkley, S6
- Attractive Rear Garden & Outhouse
- Lease 800 years from 25/03/1899. £8 pa ground rent.
- Council Tax Band A, EPC Rating E



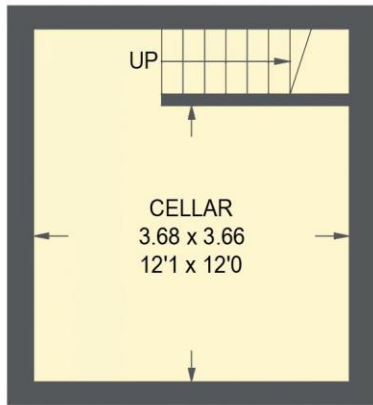


80 KIRKSTONE ROAD

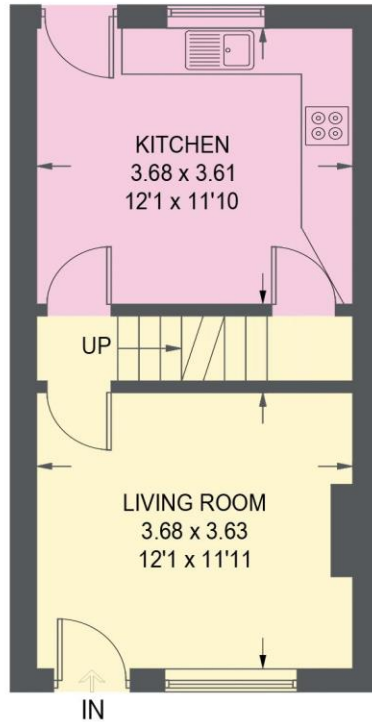
APPROXIMATE GROSS INTERNAL AREA = 99.5 SQ M / 1071 SQ FT

CELLAR = 17.0 SQ M / 183 SQ FT

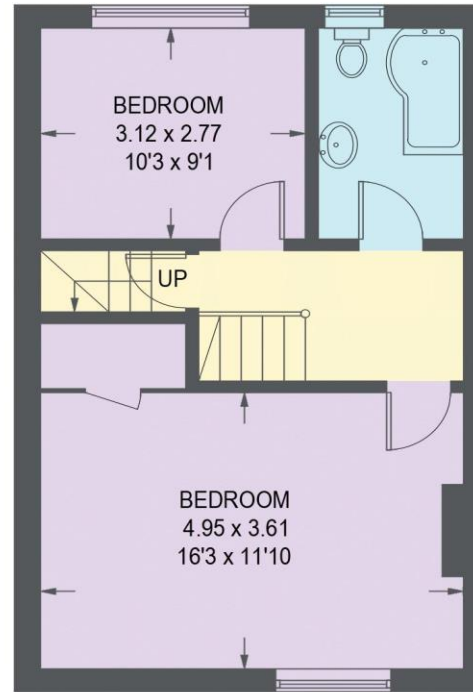
TOTAL = 116.5 SQ M / 1254 SQ FT



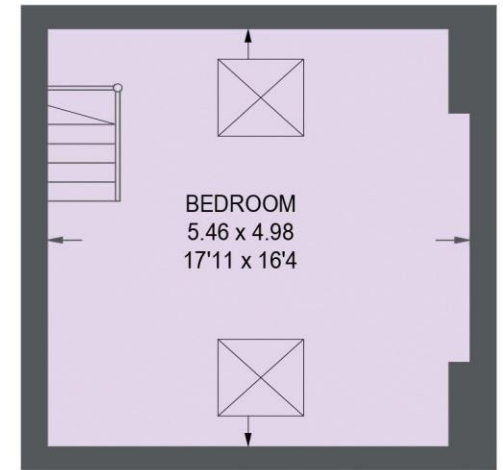
CELLAR
17.0 SQ M / 183 SQ FT



GROUND FLOOR
31.2 SQ M / 336 SQ FT



FIRST FLOOR
41.3 SQ M / 444 SQ FT



SECOND FLOOR
27.0 SQ M / 291 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868