







## 58 Todwick Road

Woodseats • Sheffield • S8 0NR

Guide Price £200,000 - £210,000

Offering fabulous potential to develop, this is a 3-bedroom semi-detached house in Woodseats, retaining period features and charm. Requires general updating to create a fabulous family home which benefits from a generous, established rear garden and versatile brick outbuilding, ideal for a workshop or separate work from home space. Gas Central Heating & Partial Double Glazing. Freehold with no onward chain. The property enters through a front porch into an inner hallway. Featuring 2 flexible reception rooms with the potential, subject to consents, to create a spacious open plan design, dual aspect living area. The kitchen requires modernisation fitted with a range of units and side facing window, leading through to an alternative rear door access and ground floor WC. The first floor comprises 2 good sized double bedrooms, both filled with natural light and complemented by period feature fireplaces. A smaller third bedroom, ideal for a child offers a leafy outlook. The bathroom is fully tiled, fitted with a 3-piece white suite. The landing provides access to the loft space, offering potential to develop, subject to any consents. Externally a front garden creates privacy from the road with a path which leads down the side of the property to a generous rear garden. Lovingly maintained for many years, filled with established planting, mature fruit trees, green house and brick-built outbuilding, ideal for a separate home work space. Todwick Road is well-placed for local shops and amenities in both Abbeydale and Woodseats, with a growing café culture, highly regarded schools, recreational facilities including Climbing Works and Virgin Gym and access to the city centre, Dore Train Station, the universities, hospitals, and the Peak District.





- Semi Detached House in Woodseats
- 3 Bedrooms
- Retaining Period Features & Charm
- Requires General Updating
- Offering Fabulous Potential

- Gas Central Heating & Partial Double Glazing
- Versatile Brick Built Outbuilding
- Generous Established Rear Garden
- Freehold & No Chain
- Council Tax Band B, EPC Rating C



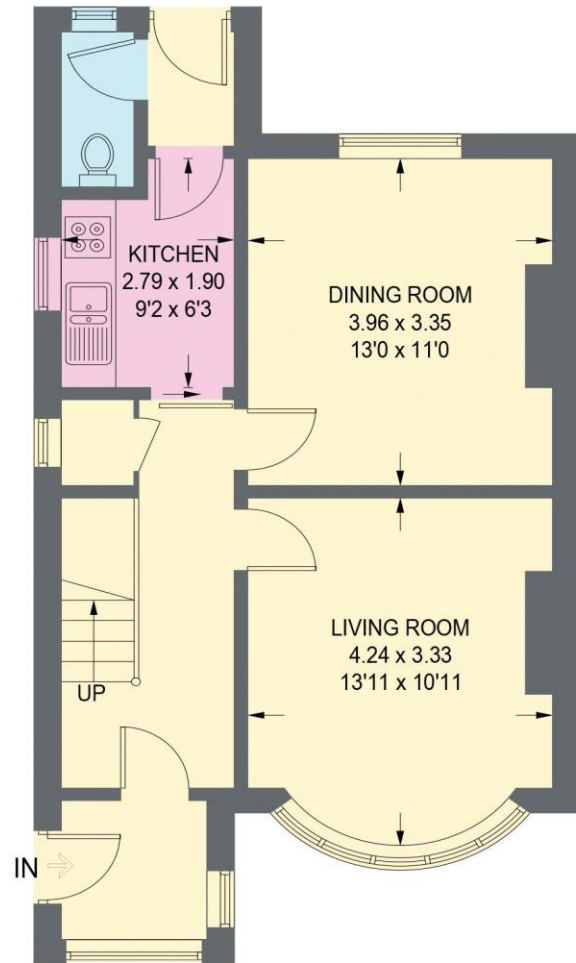


# 58 TODWICK ROAD

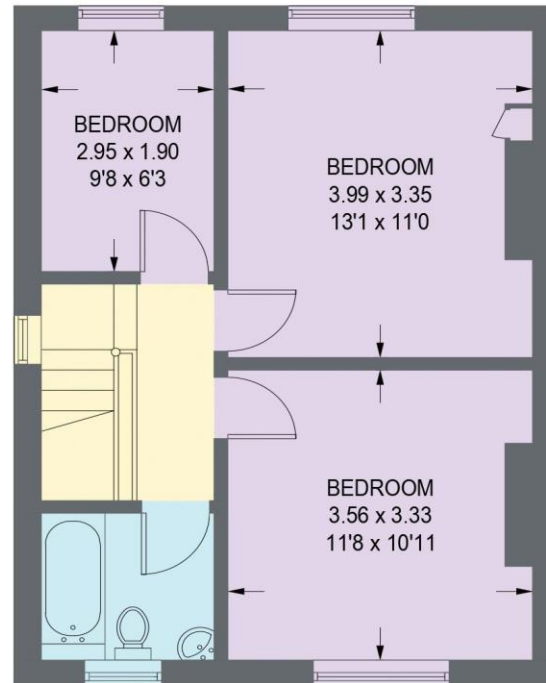
APPROXIMATE GROSS INTERNAL AREA = 90.6 SQ M / 975 SQ FT

WORKSHOP / TOOL SHED = 18.2 SQ M / 196 SQ FT

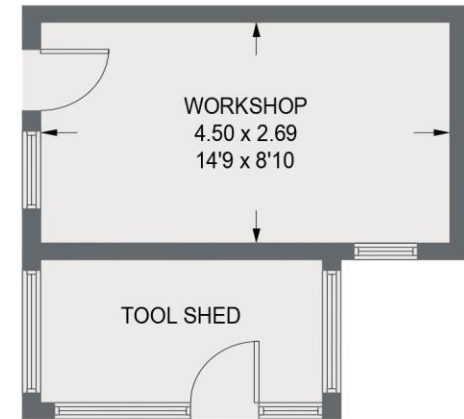
TOTAL = 108.8 SQ M / 1171 SQ FT



**GROUND FLOOR**  
**49 SQ M / 527 SQ FT**



**FIRST FLOOR**  
**41.6 SQ M / 448 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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

(IDMRP2025)



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