







12 Christchurch Road

Burngreave • Sheffield • S3 9HN

Guide Price £200,000 - £210,000

Offering fabulous potential to create a spacious family home is a 3-bedroom semi-detached property in S3. Located on a quiet residential road, the property requires modernisation, creating the scope to extend or develop subject to any necessary consents. Features attractive front and rear gardens, alongside an extensive gated driveway and detached garage. Benefits from combination gas central heating and double glazing. The ground floor features 2 generously proportioned, flexible reception rooms, which could be opened to create an open plan, dual aspect design, subject to necessary building consents. The kitchen overlooks the rear garden, providing alternative side door access and stairs descending to the cellar. Fitted with a range of matching wall and base unit, providing space with plumbing for freestanding appliances. There are 3 good sized bedrooms, 2 double bedrooms and larger sized single bedroom, all offering a garden outlook. The bathroom is also generous in size equipped with a 3-piece white suite, tiled walls and chrome heated towel rail. Externally a gated driveway provides off street parking for multiple vehicles leading to a detached garage with landscaped lawn to both front and rear of the property. A secure, enclosed, garden ideal for families.





- Deceptively Spacious Semi Detached House
- 3 Good Sized Bedrooms
- 2 Versatile Reception Rooms
- Offering Fabulous Potential
- In Need of Modernisation
- Combination Boiler & Double Glazing
- Attractive Front & Rear Gardens
- Gated Driveway & Detached Garage
- Freehold & No Chain
- Council Tax Band A, EPC Rating C





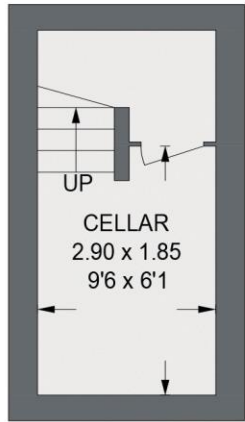
12 CHRIST CHURCH ROAD

APPROXIMATE GROSS INTERNAL AREA = 98.4 SQ M / 1059 SQ FT

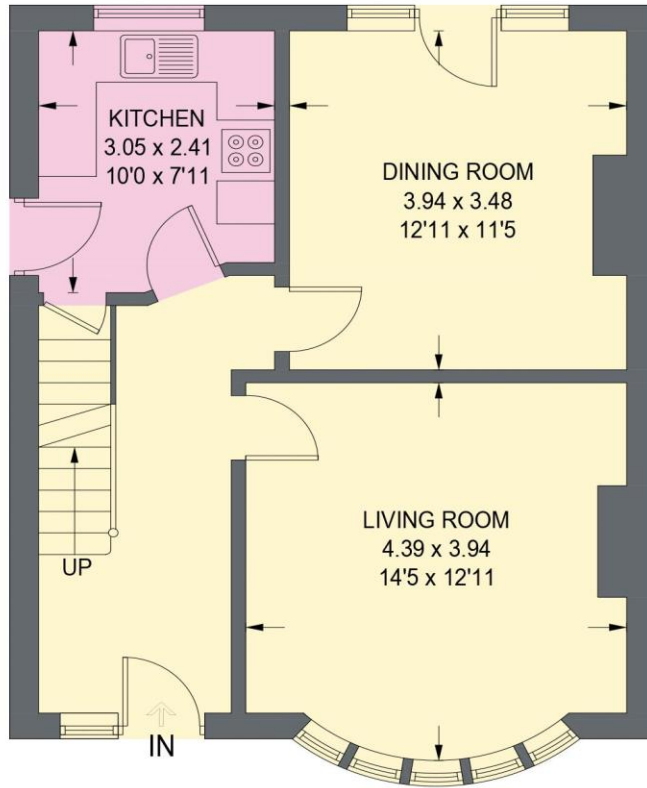
CELLAR = 7.9 SQ M / 85 SQ FT

TOTAL = 106.3 SQ M / 1144 SQ FT

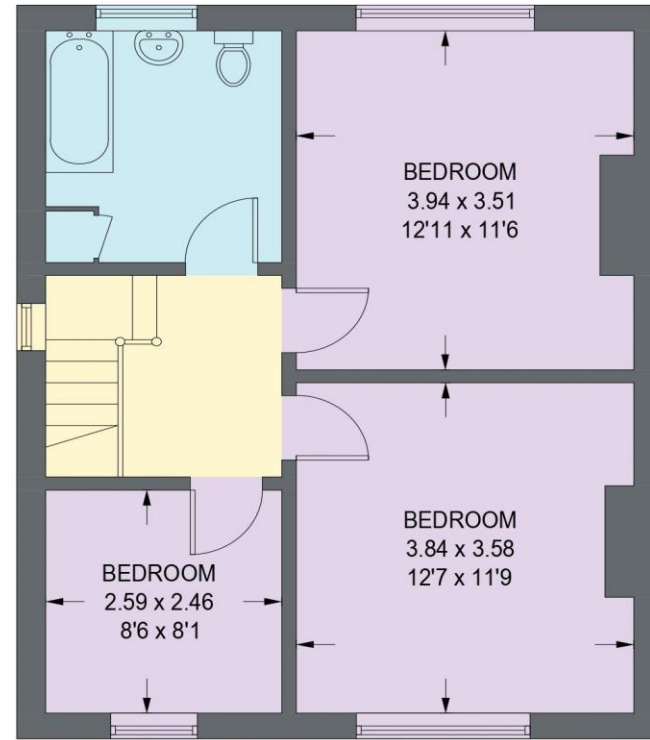
(EXCLUDING GARAGE)



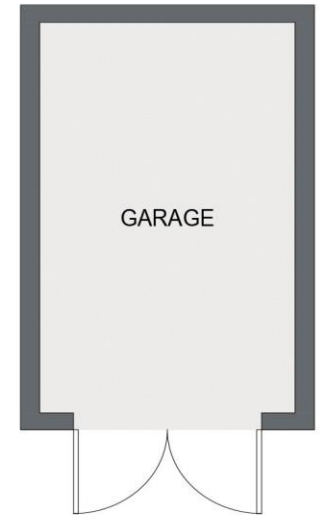
CELLAR
7.9 SQ M / 85 SQ FT



GROUND FLOOR
49.9 SQ M / 537 SQ FT



FIRST FLOOR
48.5 SQ M / 522 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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