







40 Alnwick Road

Intake • Sheffield • S12 2GE

Guide Price £170,000 - £180,000

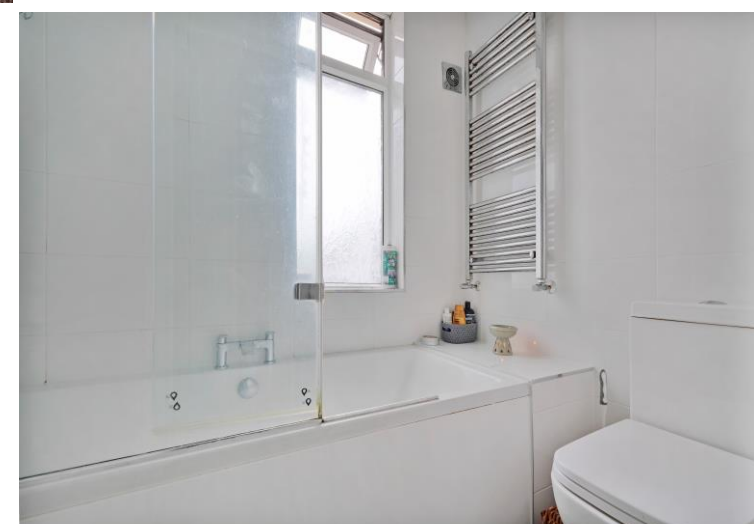
Deceptively spacious, 3 bedroom stone fronted end terraced backing onto open playing fields offering a private, leafy outlook. Generously proportioned, flexible accommodation comprising of 2 reception rooms, 3 good sized bedrooms, modern kitchen and bathroom, with the benefits of a private, enclosed rear garden. Features combination gas central heating and double glazing. The ground floor creates a flexible family space with 2 reception rooms, a cosy bay fronted living room and separate dining area both styled in modern grey tones and carpet. Under stairs storage creates useful cloakroom space. The kitchen overlooks the rear garden offering a pleasant outlook, fitted with a range of matching units, contrasting worktops, integrated oven, gas hob, fridge and freezer, with further freestanding white goods available as part of the sale. The first floor comprises of 3 good sized bedrooms, 2 of which look out over the garden and beyond. The main bedroom is a spacious double featuring a period fireplace and wardrobe storage. The family bathroom is equipped with a 3 piece white suite, rainfall shower over the bath, chrome heated towel rail and tiled walls. Externally to the front is a gated forecourt. A shared passageway leads to the rear of the property to an enclosed private rear garden designed with stone patio, adjoining lawn complemented by an open woodland outlook and playing fields beyond. Alnwick Road is well placed for a range of local amenities, links to the ring road, the M1 Motorway network, Crystal Peaks Shopping Centre and Drakehouse Retail Park, within close proximity of Supertram links.





- Deceptively Spacious End Terrace
- 3 Good Sized Bedrooms
- Flexible Family Home
- 2 Reception Rooms
- Spacious Kitchen with Appliances

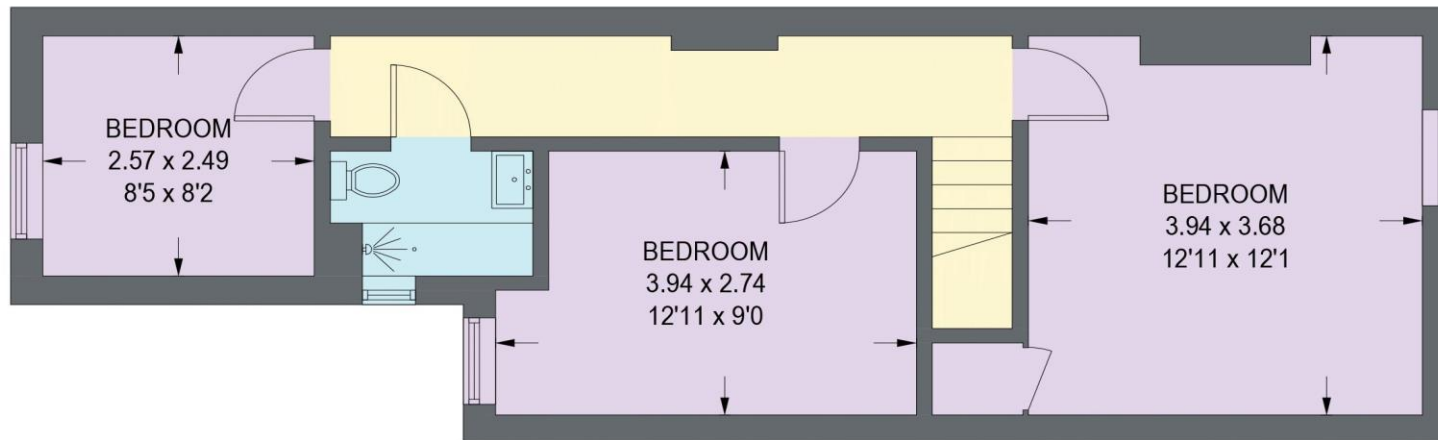
- Modern Bathroom
- Pleasant Rear Outlook
- Attractive Rear Garden & Leafy Backdrop
- Freehold
- Council Tax Band A, EPC Rating TBC



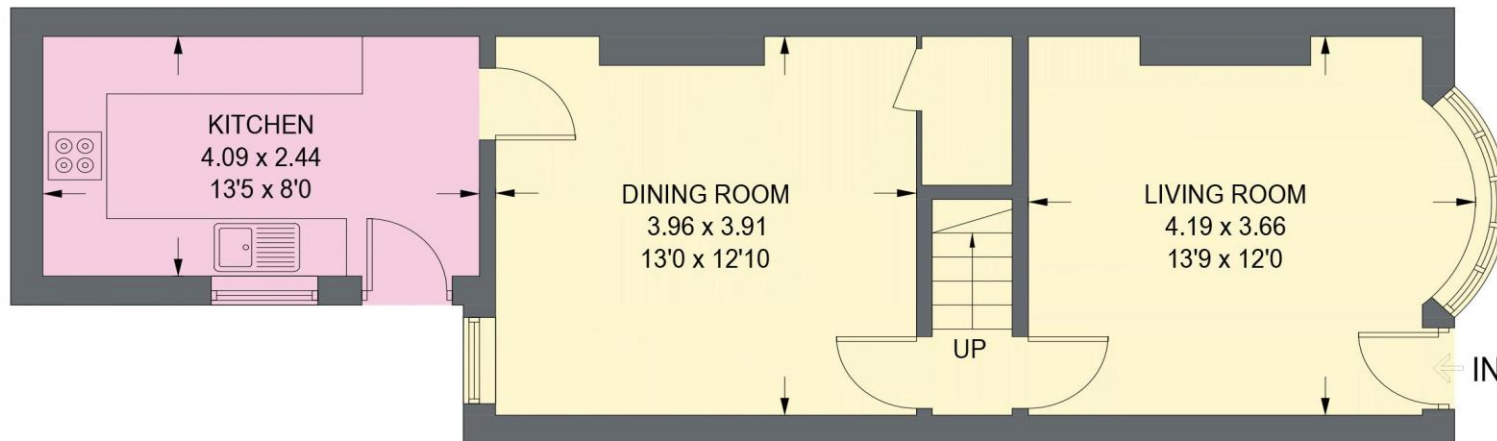


40 ALNWICK ROAD

APPROXIMATE GROSS INTERNAL AREA = 91.0 SQ M / 979 SQ FT



FIRST FLOOR
45.0 SQ M / 484 SQ FT



GROUND FLOOR
46.0 SQ M / 495 SQ FT

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

(IDMRP2025)



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