





27 Burgoyne Road

Walkley • Sheffield • S6 3QA

Guide Price £180,000 - £190,000

This well-positioned two-bedroom mid-terraced property in the popular area of Walkley is within walking distance of the tram stop and offers fantastic potential to create a modern, stylish home. Arranged over three levels, the accommodation is light, airy, and deceptively spacious. The property benefits from gas combination central heating, double glazing, and an enclosed rear courtyard, and is offered freehold with no onward chain. The front door opens into a charming, bay-fronted living room with useful built-in storage and a coal-effect open feature fireplace. To the rear is a generous dining kitchen fitted with a matching range of units, integrated oven and hob, and space for further appliances and a dining table. There is also rear access and cellar storage. On the first floor, there is a good-sized front-facing double bedroom with a walk-in wardrobe, and a spacious bathroom featuring a modern three-piece white suite and full-length storage housing the Vaillant combination boiler. Stairs rise to the second-floor double bedroom, which offers flexible use as a bedroom or additional living space and includes a rear Velux window. Outside, the private enclosed courtyard features a paved patio area ideal for outdoor dining or relaxing, with a raised planted bed filled with attractive, established greenery. Walkley is a vibrant and well-connected suburb of Sheffield, known for its friendly community and range of local shops, cafés, and pubs along South Road. The area offers excellent transport links, including nearby tram and bus routes to the city centre, universities, and hospitals. Green spaces such as Bole Hills and Walkley Bank Park are close by, making this an ideal location for professionals, families, or first-time buyers alike.



- Mid Terrace Property in Walkley, S6
- 2 Double Bedrooms
- Spacious Dining Kitchen
- Light & Airy Living Room
- Generous Bathroom with Storage
- Combination Boiler & Double Glazing
- Enclosed Low Maintenance Rear Garden
- Convenient Location in S6
- Freehold
- Council Tax Band A, EPC Rating TBC

27 BURGoyNE ROAD

APPROXIMATE GROSS INTERNAL AREA = 74.6 SQ M / 803 SQ FT

CELLAR = 13.3 SQ M / 143 SQ FT

TOTAL = 87.9 SQ M / 946 SQ FT

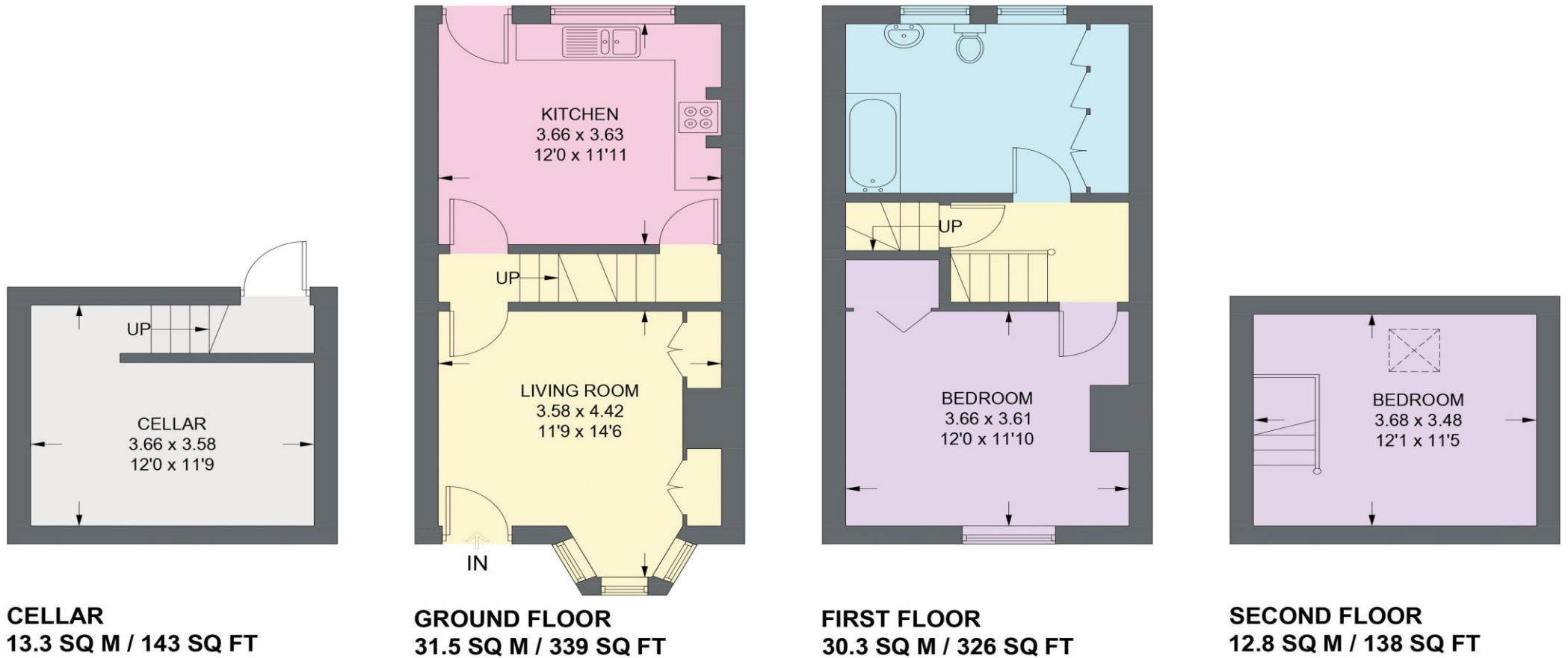


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1255889)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.