







## 489 Middlewood Road

Middlewood • Sheffield • S6 1TL

Guide Price £180,000 - £190,000

Located in a popular and convenient position, this attractive three-bedroom mid-terraced home offers beautifully presented, modern accommodation arranged over three levels. Finished in a stylish décor throughout, the property features spacious rooms, a cellar, generous south-facing gardens, gas central heating and double glazing. The ground floor comprises a cosy living room with a box-bay window and feature fireplace, creating a warm and homely feel. To the rear is a spacious dining kitchen with Shaker-style units, stylish tiled splashbacks and integrated appliances including a fridge-freezer, fan oven, gas hob and washing machine. There is ample space for a dining table, along with access to the cellar. The first floor offers a main bedroom decorated in modern grey tones, featuring a generous front-facing window and a walk-in closet for excellent storage. A second smaller bedroom provides ideal space for a dressing room, child's bedroom or study. The family bathroom includes a three-piece white suite with shower over bath, chrome heated towel rail and partial tiling. From the landing, stairs lead to the second floor, where you'll find a good-sized double bedroom or flexible living space with a rear dormer and access to the eaves for storage. Externally, the front forecourt offers privacy from the road, while the larger-than-average south-facing rear garden is designed for low maintenance. It features an attractive stone patio, partial artificial lawn and a decked seating area—perfect for relaxing or entertaining. Situated on vibrant Middlewood Road in the popular S6 area, this property benefits from excellent local amenities, frequent tram and bus links, and easy access to Hillsborough's shops, cafés and green spaces. The neighbourhood offers a friendly, well-connected community feel, with parks, schools and everyday conveniences all close by—ideal for those seeking practical city living with a suburban touch.





- Attractive Mid Terraced Property in S6
- Convenient Location for Super Tram
- 3 Bedrooms & Modern Bathroom
- Close to Hillsborough Park
- Stylish Decor Throughout

- Spacious Accommodation Over 3 Levels
- Generous Low Maintenance Rear Garden
- Combination Boiler & Double Glazing
- Leasehold 800 years from 25/09/1899 £7pa
- Council Tax Band A, EPC Rating D

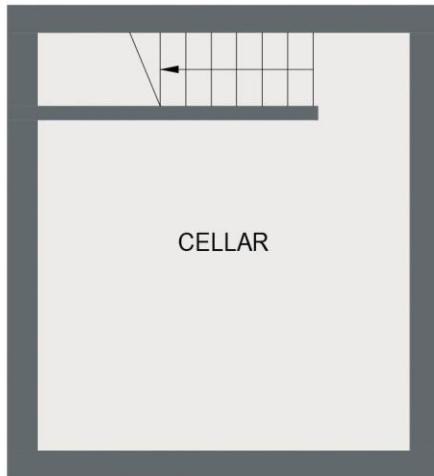




# 489 MIDDLEWOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 62.2 SQ M / 669 SQ FT  
(EXCLUDING CELLAR)

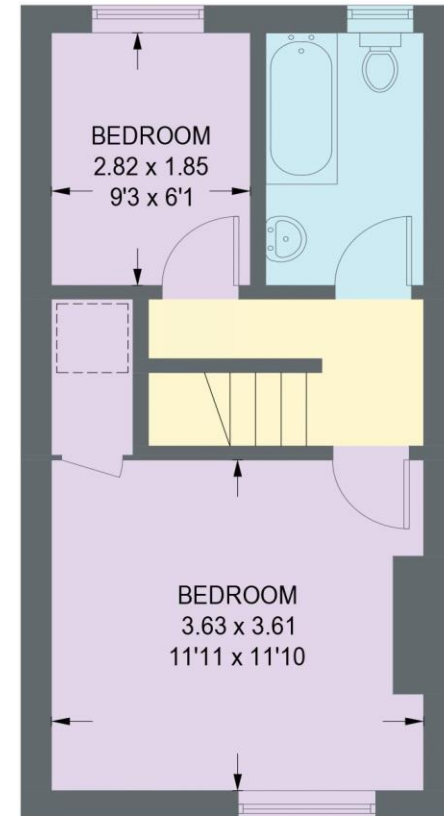
 = REDUCED HEADROOM BELOW 1.5M / 5'0



**CELLAR**



**GROUND FLOOR**  
**32.1 SQ M / 345 SQ FT**



**FIRST FLOOR**  
**30.1 SQ M / 324 SQ FT**

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



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