



Adventure
is calling





80 Ulverston Road

Sheffield • South Yorkshire • S8 0NY

Guide Price £195,000 - £210,000

An ideal first home, this charming two-bedroom terraced property is located in the popular Woodseats area and is beautifully presented throughout. With double glazing, combination gas central heating, and a low-maintenance rear garden. The cosy front-facing living room is a lovely space to relax, finished in soft neutral tones with a plush carpet, decorative coving, a ceiling rose, and an attractive fire surround. At the rear, the kitchen has been tastefully refurbished and overlooks the garden. Dark fitted units are paired with contrasting worktops, herringbone Karndean flooring, and matching tiled splashbacks, creating a modern yet homely feel. Integrated appliances include an electric oven, gas hob, and fridge, with space for a small breakfast table and access to the cellar for handy extra storage. Upstairs, the main double bedroom is calm and comfortable, featuring carpeted flooring and a walk-in wardrobe space. The second bedroom is ideal for a nursery, guest room, dressing room, or home office, offering flexibility. The bathroom is bright and spacious, fitted with a modern three-piece white suite, partial tiling, decorative vinyl flooring, and a wall-mounted boiler. Outside, a communal passageway leads to the enclosed rear garden, a low-maintenance and private-feeling space with artificial lawn and a decked seating area, perfect for hosting friends, or simply enjoying your own outdoor space. Ulverston Road is a popular and well-connected location, close to local shops and amenities in Abbeydale and Woodseats, a growing café culture, and excellent leisure facilities. The area offers easy access to the city centre, Dore Train Station, universities, hospitals, and the Peak District.



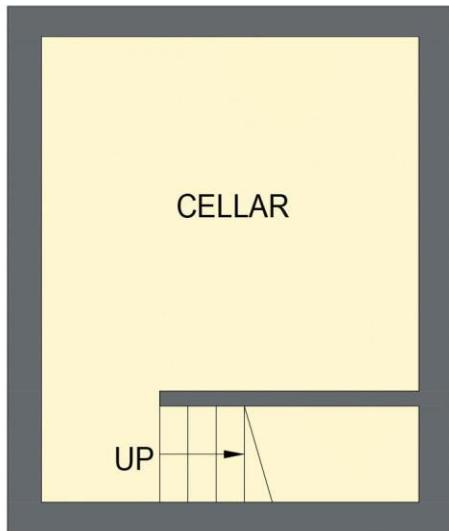


- Attractive Mid Terraced House in Woodseats
- 2 Good Sized Bedrooms
- Stylishly Presented Throughout
- Modern White Bathroom Suite
- Cosy Lounge with Neutral Decor
- Open Plan Dining Kitchen & Cellar
- Combination Boiler & Double Glazing
- Low Maintenance Rear Garden
- Leasehold 800 years 18/12/1903 £6pa
- Council Tax Band A, EPC Rating TBC

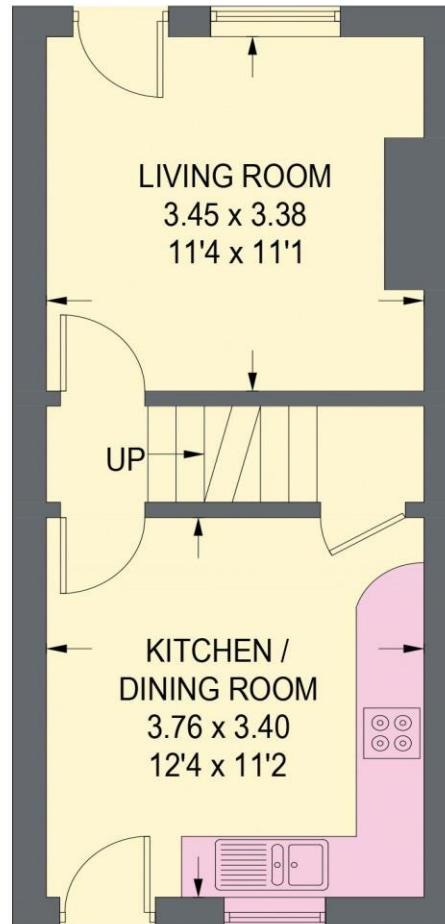


80 ULVERSTON ROAD

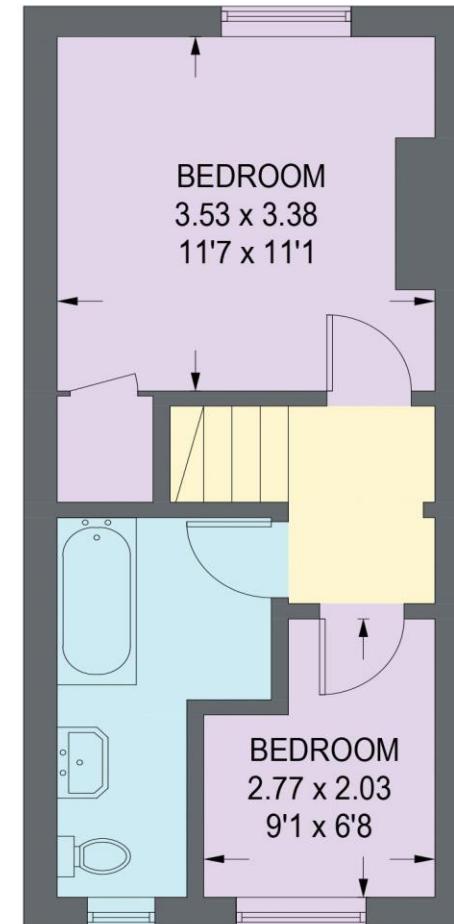
APPROXIMATE GROSS INTERNAL AREA = 57.2 SQ M / 616 SQ FT (EXCLUDING CELLAR)



CELLAR



GROUND FLOOR
28.7 SQ M / 309 SQ FT



FIRST FLOOR
28.5 SQ M / 307 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.
(IDMAP-2025)



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