







54 Linden Avenue

Woodseats • Sheffield • S8 0GA

Guide Price £535,000 - 560,000

Significantly improved by recent owners to create a stunning, larger sized 3 double bedroom and two bathroom, stone built semi-detached family home. Conveniently located in Woodseats, between Graves Park and Millhouses Park., offering spacious flexible accommodation, finished to the highest of standards with tasteful, light and airy accommodation with stunning views, a stylish interior, landscaped garden, and driveway. Features included a beautiful lounge, popular open plan dining room and kitchen, and an incredible attic master bedroom with en-suite. Benefits from gas central heating with a combination boiler, feature lighting, and double-glazing. Freehold. A cosy box bay living room has been styled in pastel tones complemented by picture rails, coving, and a log burner resting on a chunky stone hearth. The hub the home overlooks the rear garden with direct access through French doors. A flexible living space perfect for dining or lounging, offering a pleasant garden outlook. Adjoining is a superb shaker style kitchen with a concealed breakfast cupboard, Quartz worktops, Belfast sink and integrated appliances including a fridge freezer, dishwasher and washer/dryer. There is space for a Range Cooker, which may be available by separate negotiation. To the far end is a cloakroom/WC and side door access to the garden. The first floor has two generous double bedrooms with stylish décor and high ceilings, creating a sense of space and light. The family bathroom suite has a walk-in rainfall shower, vanity storage unit and underfloor heating. Stairs rise to the second level where the main bedroom is located, taking full advantage of the stunning views through generous rear windows. A partition wall separates the twin hand wash basins and walk in shower beside a dressing area complete with bespoke wardrobe storage. A separate WC is located on the same floor, designed with sensor lighting and built in storage housing the combination boiler. Externally, a generous driveway to the front of the property provides off street parking for multiple vehicles. At the rear is a fully enclosed garden providing a stone terrace with established Whisteria overhead, with colourful raised sleeper beds and steps descending a lower lawn and brick-built outhouse. Linden Avenue is a beautiful, sought after tree lined road with numerous character properties, well-placed between Graves Park and Millhouses Park, great for local shops and schools, with easy access links to the city centre, hospitals, universities, train stations, motorway and the Peak District.





- Larger Sized Semi-Detached House
- 3 Double Bedrooms & 2 Bathrooms
- Stunning Interior. A Must See!
- Beautiful Kitchen & Bathrooms
- Finished to an Extremely High Standard
- Fabulous Far Reaching Views
- Landscaped Garden & Driveway
- Sought-After Tree Lined Road
- Freehold
- Council Tax Band D, EPC TBC



54 LINDEN AVENUE

APPROXIMATE GROSS INTERNAL AREA = 163.2 SQ M / 1755 SQ FT

CELLAR = 23 SQ M / 247 SQ FT

TOTAL = 186.2 SQ M / 2002 SQ FT

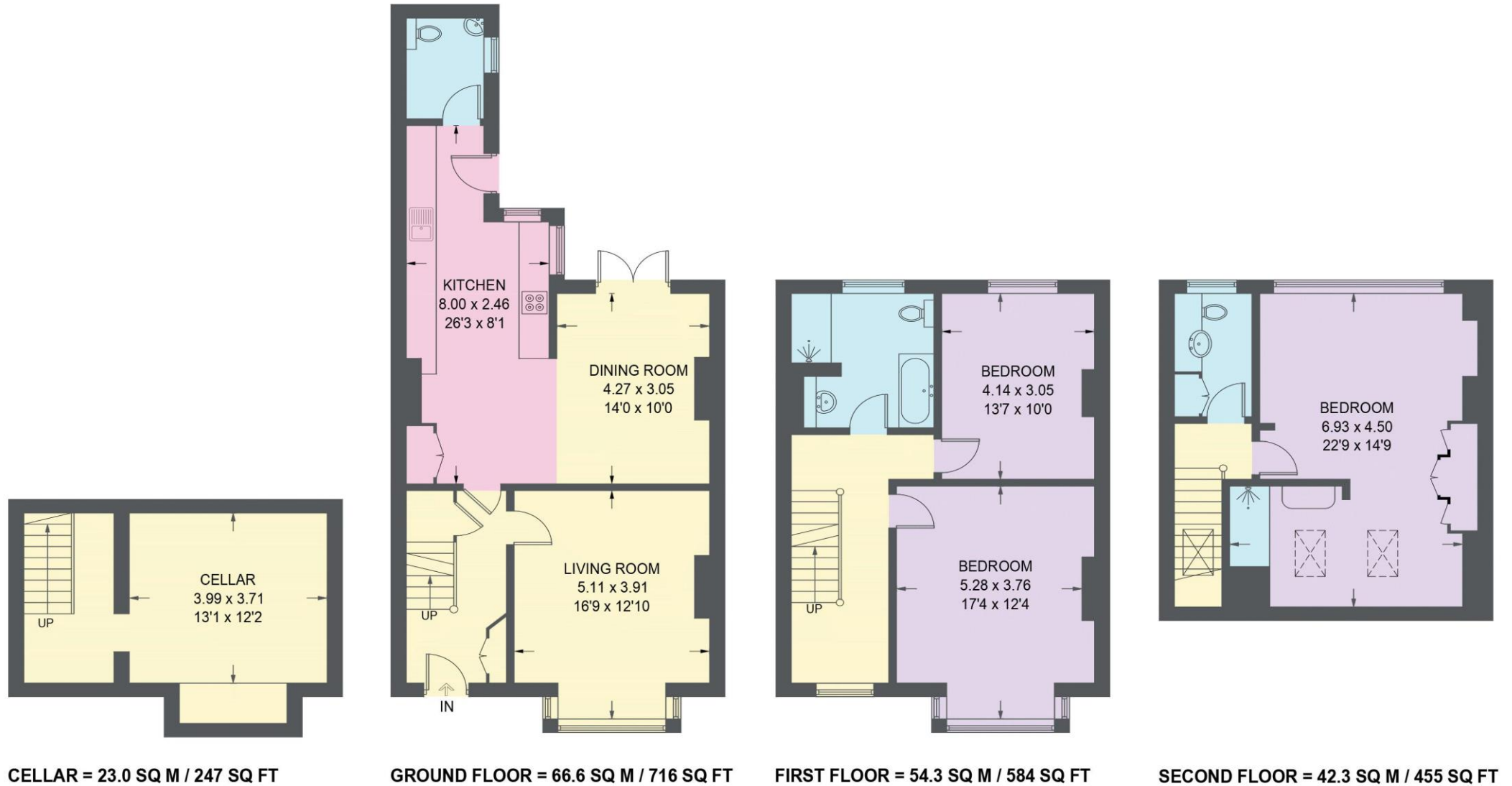


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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