



5 PARK STREET SHEFFIELD, S26 4UP

£120,000
FREEHOLD

*** GUIDE PRICE: £120,000 - £130,000 ***

A beautifully presented and fully renovated property, finished to a high standard throughout. This stylish home offers spacious and modern living across three floors, featuring a bright and well-decorated lounge, an open-plan contemporary kitchen/diner, two first-floor bedrooms, a sleek shower room, and a generous attic bedroom. With a private rear garden, on-street parking, and tasteful upgrades throughout, this property is ready to move straight into. Ideally suited to first-time buyers, investors, or those looking to downsize, the home is situated in a highly sought-after location close to local shops, reputable schools, amenities, and excellent transport links to both Sheffield and Rotherham.

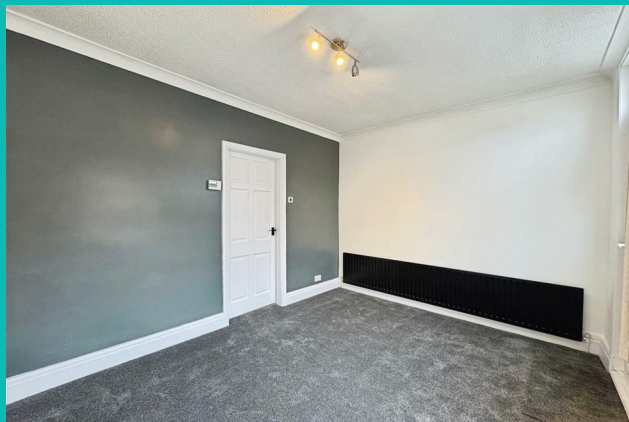
**Kendra
Jacob**

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5 PARK STREET

- GUIDE PRICE: £120,000 - £130,000 • Fully renovated throughout to a high standard • Stylish and spacious accommodation over three floors • Bright and well-presented living room • Contemporary open-plan kitchen and dining area • Two first-floor bedrooms plus a generous attic bedroom • Modern shower room with walk-in rainfall shower • Private rear garden and on-street parking • Ideal for first-time buyers, investors, or downsizers • Sought-after location close to shops, schools, Sheffield & Rotherham



LIVING ROOM

A generously proportioned and beautifully presented reception room with a front-facing uPVC double-glazed window, central heating radiator, and decorative ceiling coving. A door provides access through to the open-plan kitchen diner.

KITCHEN / DINER

Recently fitted with a contemporary range of wall and base units, complementary work surfaces, and tiled splashbacks. The kitchen includes a stainless-steel sink with mixer tap, fitted electric oven with ceramic hob and extractor above, and space for freestanding appliances, including plumbing for an automatic washing machine. A large walk-in pantry cupboard provides excellent storage. The rear-facing uPVC double-glazed window and part-glazed entrance door allow natural light and open directly onto the garden. Finished with a modern vinyl floor covering and central heating radiator.

FIRST FLOOR LANDING

Doors provide access to the master bedroom, second bedroom, and shower room. A staircase rises to the attic bedroom.

MASTER BEDROOM

A well-proportioned and tastefully decorated principal bedroom, featuring a front-facing UPVC double-glazed window, central heating radiator, and a large fitted cupboard.

NURSERY / DRESSING ROOM

Having a rear facing UPVC double glazed window, central heating radiator and a storage cupboard housing the wall mounted combination central heating boiler.

SHOWER ROOM

Fitted with a stylish walk-in shower enclosure with rainfall shower and additional handheld attachment, vanity wash basin, and low-flush WC. Finished with chrome towel radiator, vinyl effect flooring, and a rear-facing obscure-glass uPVC double-glazed window.

ATTIC BEDROOM

A generous and versatile third bedroom with rear-facing Velux window, central heating radiator, spindle balustrade, and useful eaves storage.

EXTERIOR

To the front of the property is on-street parking and gated shared access to the rear garden.

The enclosed rear garden is mainly laid to lawn with a private seating area – perfect for entertaining or relaxing outdoors.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

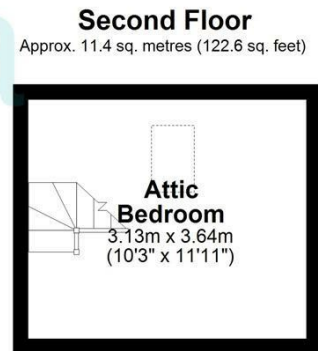
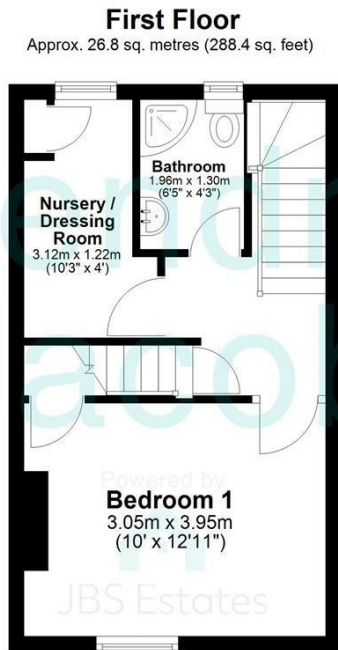
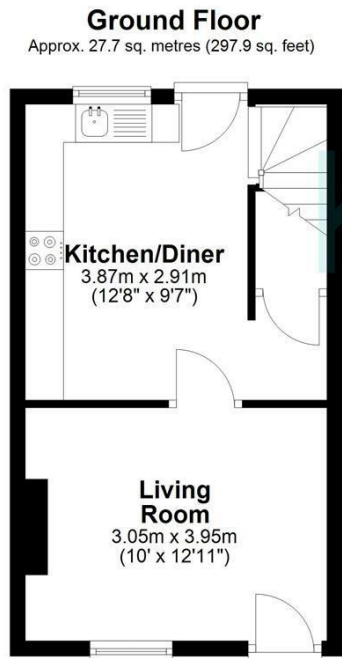
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 708.90 sq ft

Tenure – Freehold





Total area: approx. 65.9 sq. metres (708.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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