







52 Ball Road

Hillsborough • Sheffield • S6 4LZ

Guide Price £280,000 - £300,000

A beautifully presented, elevated mid-terrace, distinguished by its attractive stone frontage and elegant bay window. Stylishly renovated throughout with a bold contemporary interior, flexible accommodation arranged over three levels and a private enclosed rear courtyard, this impressive home perfectly blends period character with modern finishes and is offered for sale with no onward chain, making it an ideal choice for first-time buyers, professionals and growing families alike. The property is entered via a welcoming hallway with warm wooden flooring, setting the tone for the accommodation beyond. To the front, the elegant living room is centred around a charming period-style feature fireplace, complemented by modern grey décor, a beautiful bay window, original picture rails, coving and wooden flooring, creating a cosy yet sophisticated living space. To the rear, the spacious dining room features bold contemporary styling and a rear-facing window, with a characterful stove set upon a tiled hearth providing an attractive focal point. Access to the cellar is also found here, offering useful additional storage. The off-shot kitchen is fitted with an attractive range of shaker-style units topped with solid wooden worktops, complemented by a range-style cooker and space for additional appliances. A generous side window and French doors opening directly onto the courtyard flood the room with natural light, creating a bright and airy space ideal for everyday living and entertaining. The first floor offers a generous front-facing double bedroom, beautifully finished in contemporary block colours with a neutral carpet, while to the rear is a versatile single bedroom, ideal as a home office or nursery, enjoying pleasant views over the garden and featuring a practical wood-effect floor. The landing also benefits from a useful laundry cupboard. Completing this floor is a stylish contemporary bathroom, fitted with a modern white suite, black fittings, a black-grid shower screen and attractive tiling for a sleek, high-quality finish. Occupying the entire second floor is a superb occasional bedroom, enhanced by a rear dormer window and a full wall of fitted wardrobes, creating excellent storage. Finished in neutral tones with a fitted carpet, the room also benefits from an en-suite with plumbing already in place for the installation of a shower, allowing the new owner to complete the space to their own specification. Externally, the property enjoys an elevated position behind a front forecourt. To the rear is a private, enclosed courtyard, finished with a stone patio and decorative gravel, enclosed by a combination of fencing and brick wall. Offering a blank canvas, it provides the perfect opportunity to create an attractive outdoor entertaining or relaxing space. Situated in the heart of sought-after Hillsborough, 52 Ball Road enjoys a superb location with excellent everyday conveniences close at hand. Hillsborough's excellent range of shops, cafés, restaurants and supermarkets are all within easy reach, while the nearby Supertram network provides straightforward access into





- Stunning Mid Terrace in S6
- Spacious Bedrooms
- Stylish Modern Decor
- Fitted Kitchen with Appliances
- Blends Period Character with Modern Finishes
- Popular, Convenient Location
- Private Enclosed Courtyard Garden
- Close to Loxley & Rivelin Valley
- Freehold & No Onward Chain
- Council Tax Band A, EPC Rating C



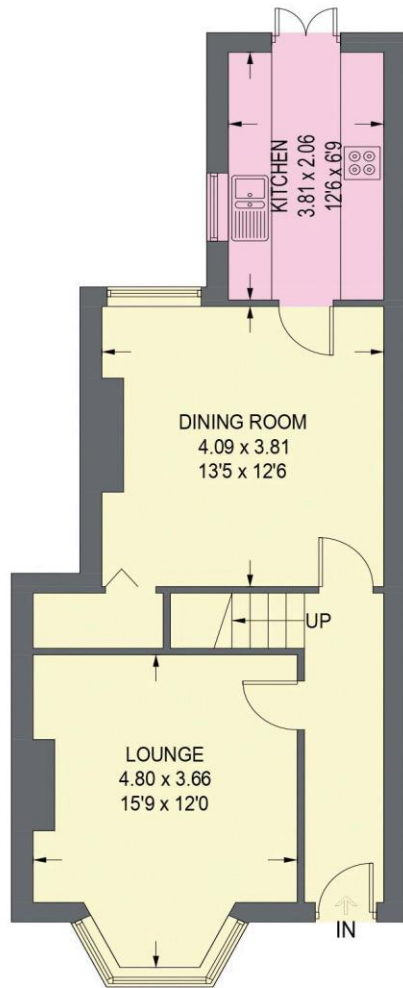


52 BALL ROAD

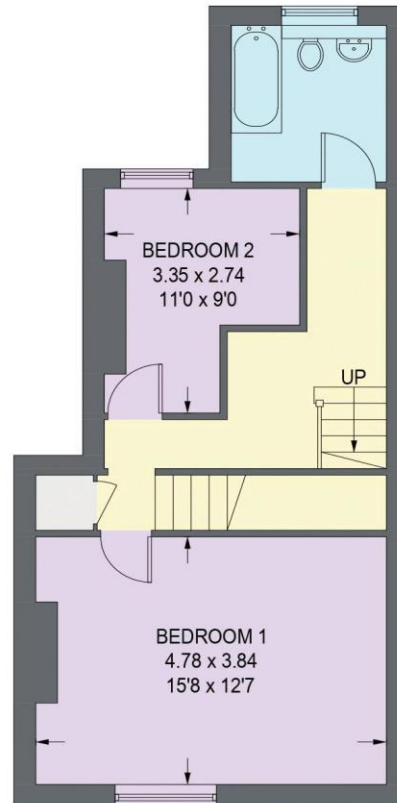
APPROXIMATE GROSS INTERNAL AREA = 121.6 SQ M / 1308 SQ FT

CELLAR = 17.6 SQ M / 189 SQ FT

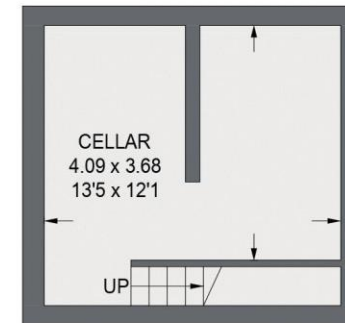
TOTAL = 139.2 SQ M / 1497 SQ FT



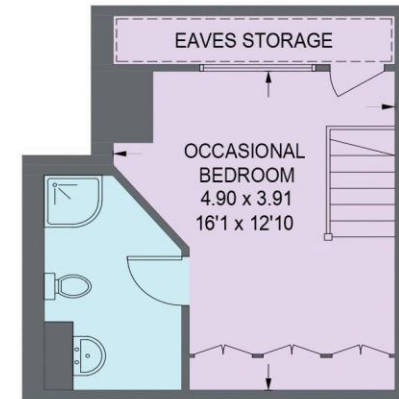
GROUND FLOOR
50.4 SQ M / 542 SQ FT



FIRST FLOOR
45.6 SQ M / 491 SQ FT



CELLAR
17.6 SQ M / 189 SQ FT



SECOND FLOOR
25.6 SQ M / 275 SQ FT

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

(IDMRP2025)



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