







15 Edwin Road

Heeley • Sheffield • S2 3ND

Guide Price £190,000 - £200,000

A deceptively spacious three-bedroom semi-detached home, offered to the market with no onward chain, enjoying well-proportioned accommodation throughout, stylish decor, newly fitted carpets and modern kitchen and bathroom facilities. Ideally suited to a range of buyers, the property benefits from a generous lounge, open-plan dining kitchen, three good-sized bedrooms and a beautifully maintained, low-maintenance enclosed rear garden. A uPVC entrance door opens into a welcoming hallway with useful understairs storage and access to the principal living accommodation. The front-facing lounge is a bright and inviting reception room, with a generous window allowing plenty of natural light and an attractive fireplace providing a focal point. To the rear is a particularly spacious open plan dining kitchen, fitted with a comprehensive range of modern wall and base units with stylish grey-fronted doors, granite-effect work surfaces and tiled splashbacks. Integrated appliances include a seven-ring range gas cooker, while there is further space and plumbing for a washing machine, tumble dryer, dishwasher and fridge freezer. The wall-mounted combination gas boiler is also housed within the kitchen, and a door provides direct access to the rear garden. To the first floor, the landing provides access to the loft space and benefits from two useful storage cupboards. There are three well-proportioned bedrooms offering versatile accommodation for families, couples or those requiring a home office or guest room. The modern family bathroom is fully tiled and fitted with a white suite comprising a bath with shower over, wash hand basin set within a vanity unit and WC. Externally, the property enjoys a beautifully maintained rear garden, thoughtfully designed for ease of maintenance. The garden features a raised decked patio area, ideal for outdoor seating and entertaining, together with an AstroTurf Garden, enclosed by a combination of hedging and rustic-style fencing. Edwin Road is conveniently positioned within this established residential area of S2, providing excellent access to Sheffield City Centre and a wide range of local shops, supermarkets, schools and everyday amenities. The property is particularly well placed for commuters, with convenient access to Sheffield Parkway, the M1 motorway network and public transport links. Nearby parks, green spaces and leisure facilities further enhance the appeal of this well-connected location.



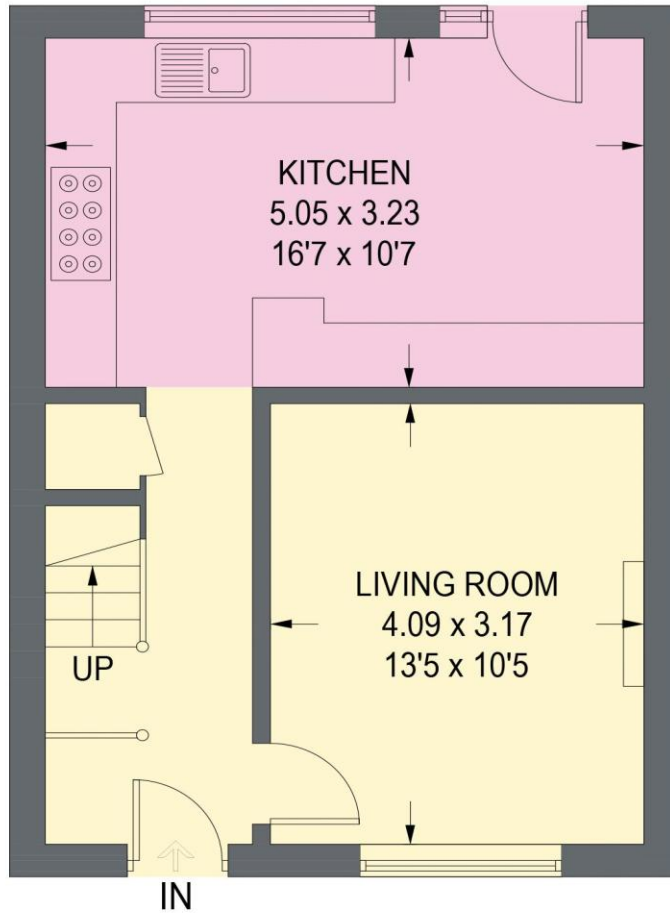


- Semi Detached Family Home
- 3 Bedrooms & Modern Bathroom
- New Carpets throughout fitted - Stylish decor
- Open Plan Dining Kitchen
- Great for First Time Buyers
- Popular Location in Heeley, S2
- Enclosed Low Maintenance Rear Garden
- No Onward Chain
- Freehold
- Council Tax Band A. EPC TBC

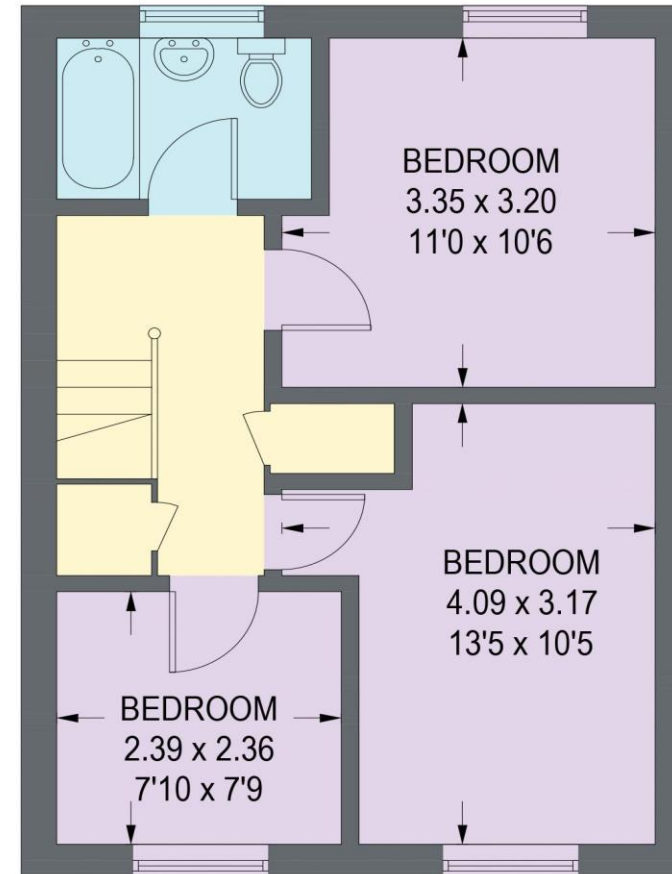


15 EDWIN ROAD

APPROXIMATE GROSS INTERNAL AREA = 76.0 SQ M / 818 SQ FT



GROUND FLOOR
38.1 SQ M / 410 SQ FT



FIRST FLOOR
37.9 SQ M / 408 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1327915)



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