







70 Westwick Crescent

Greenhill • Sheffield • S8 7DH

Guide Price £400,000 - £425,000

Effectively extended 3-bedroom semi-detached family home occupying an enviable corner location with wraparound garden. Spacious, flexible accommodation which benefits from a driveway, integral garage and beautiful landscaped rear garden complete with raised terrace. Improved by current owners with stylish modern interior. An impressive entrance complemented by stained glass windows and Amtico flooring leads through to a versatile, dual aspect, open plan living space. A cosy bay fronted living room complete with log burning stove adjoins a flexible dining area overlooking the rear garden, filled with natural light. The dining kitchen provides generous storage within a range of 2 tone wall and base units in a shaker design topped with quartz worktops. Integrated appliances include a Rangemaster stove, fridge freezer and dishwasher, alongside a utility area. There are windows to both side and rear, with rear door access direct onto the raised terrace. A separate snug / study is located to the front of the property. The first-floor features 3 good sized double bedrooms, all beautifully presented. The bay fronted double bedroom is complemented by full-length built-in wardrobe storage and access via pull down ladders to a partially converted occasional attic room, currently used as office space with Velux window. The family bathroom provides a modern white suite, walk in rainfall shower and stylish tiling. Externally a stunning garden wraps around the property taking advantage of the corner location. Accessed from Old Park Road is a driveway leading to an integral garage. To the rear is a superb, landscaped garden designed with partial lawn, patio, attractive planting and greenhouse. Overlooking the garden is a raised terrace adjoining the kitchen, providing a lovely area to sit and relax or dine alfresco. Westwick Crescent is a popular residential road, well-placed for local shops and amenities, schools, recreational facilities, public transport, and access to the city centre, hospitals, universities, train stations and the Peak District.





- Extended Semi-Detached Family Home
- Popular Residential Area in Greenhill, S8
- 3 Double Bedrooms & Modern Bathroom
- Fabulous, Flexible Open Plan Living Area
- Partially Converted Occasional Attic Room

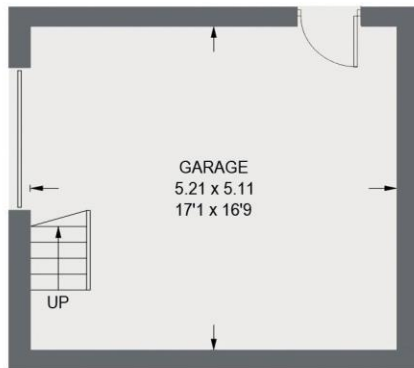
- Raised Terrace Overlooking Garden
- Stunning, Landscaped Wraparound Garden
- Driveway & integral Garage
- Freehold
- Council Tax Band C, EPC TBC



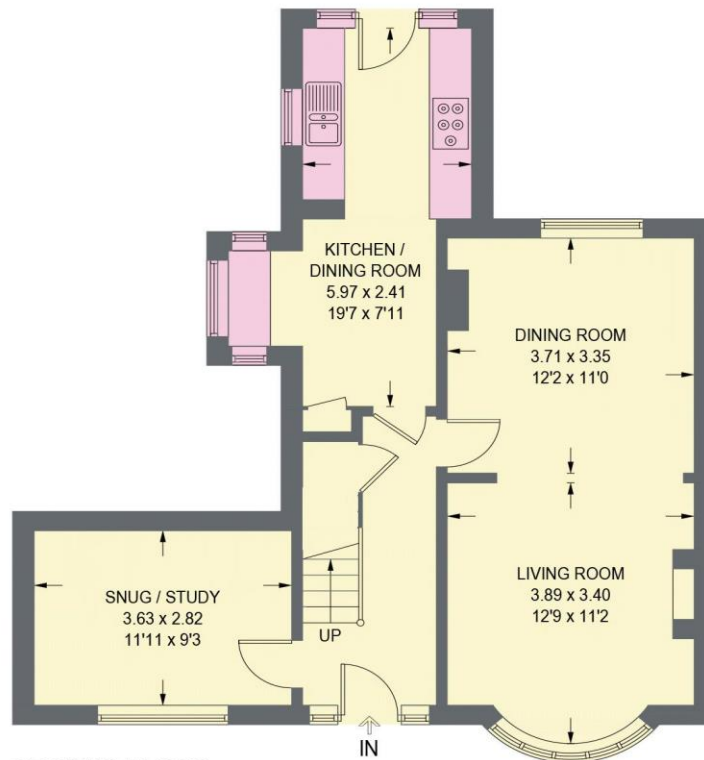


70 WESTWICK CRESCENT

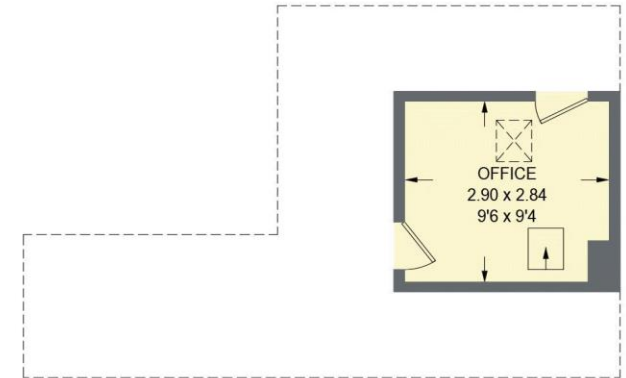
APPROXIMATE GROSS INTERNAL AREA = 148.9 SQ M / 1602 SQ FT
(INCLUDING GARAGE)



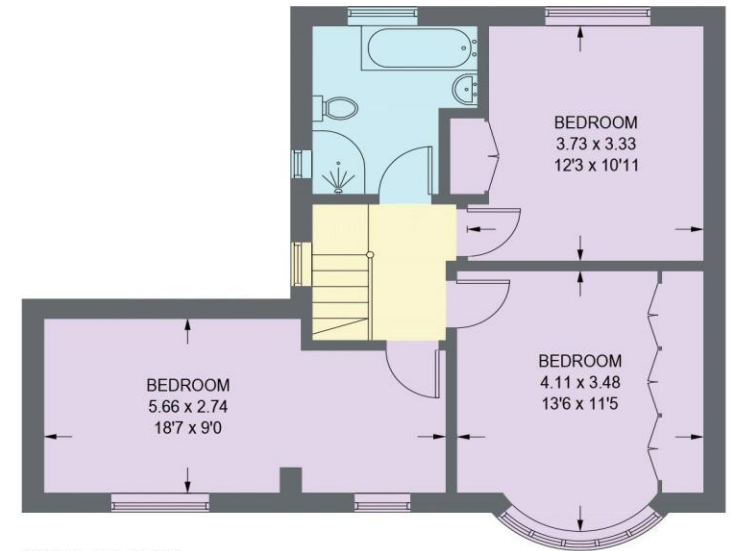
LOWER GROUND FLOOR
26.5 SQ M / 285 SQ FT



GROUND FLOOR
61.9 SQ M / 666 SQ FT



SECOND FLOOR
8.3 SQ M / 89 SQ FT



FIRST FLOOR
52.2 SQ M / 562 SQ FT

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

(IDMRP2025)



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