







## 2 Montrose Road

Sheffield • South Yorkshire • S7 2EE

Asking Price £595,000

Occupying an enviable corner location adjoining Carterknowle Road is a superb 5-bedroom semi-detached family home built around 1920. Spacious accommodation measuring an impressive 2284 sq ft, arranged over 3 levels, offering flexible living space ideal for family life. The property benefits from period features, modern interior, driveway, garage and generous enclosed rear garden. Offers potential to further develop / extend if desired, all subject to necessary consents. The property enters into a welcoming hallway offering cloakroom hanging and complemented by parquet style Karndean flooring. A generous light and airy bay fronted living room retains period features and impressive stone fireplace creating a homely, cosy feel. The hub of the family home is the flexible dining area adjoining a kitchen extension, filled with natural light and providing easy access to the garden. This is a versatile room, complete with period fireplace and offering cellar access, which offers potential to develop. The kitchen is fitted with a generous range of shaker style units, including integrated dishwasher and Range Cooker, which is available via separate negotiation. Providing ample space for further freestanding appliances, a breakfast table, ground floor WC and utility area. The first floor comprises a spacious principle double bedroom complete with full length wardrobe storage and presented in a warm, neutral palette, simple and tasteful. There is a further double and smaller single bedroom which both overlook the rear garden. A contemporary family bathroom is stylishly presented with bathtub, walk in rainfall shower, twin hand wash basins and partial tiling. From the first-floor landing stairs lead to a second level with access door to generous storage within the roof space. There are a further 2 bedrooms on this level offering potential to add an ensuite or Jack and Jill bathroom subject to necessary consents. Externally, attractive planting creates a great first impression alongside a block paved driveway and garage. A level lawn ideal for family life is enclosed by established hedging, designed with attractive stone patio and play areas. Montrose Road is well placed for local shops and amenities, local schools including infant, junior and secondary as well as outstanding Mercia School, recreational facilities including Carterknowle Park and Spring Wood on the doorstep. There is easy access to the city centre, hospitals, universities, train stations and the Peak District.





- Extended Semi Detached Family Home
- Sought After Location in Carterknowle, S7
- Measuring an Impressive 2284 sqft
- 5 Bedrooms & Modern Bathroom
- Arranged Over 3 Levels
- Enclosed Wraparound Garden & Patio
- Excellent Schools in Catchment
- Driveway & Garage
- Leasehold TBC
- Council Tax Band E, EPC Rating E



ON POINT

## 2 MONTROSE ROAD

APPROXIMATE GROSS INTERNAL AREA = 171.8 SQ M / 1849 SQ FT

CELLAR = 25.1 SQ M / 270 SQ FT

GARAGE = 15.3 SQ M / 165 SQ FT

TOTAL AREA = 212.2 SQ M / 2284 SQ FT



**CELLAR**  
25.1 SQ M / 270 SQ FT

**GROUND FLOOR**  
66.8 SQ M / 719 SQ FT

**FIRST FLOOR**  
63.9 SQ M / 688 SQ FT

**SECOND FLOOR**  
41.1 SQ M / 442 SQ FT

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



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