







67 Pearson Place

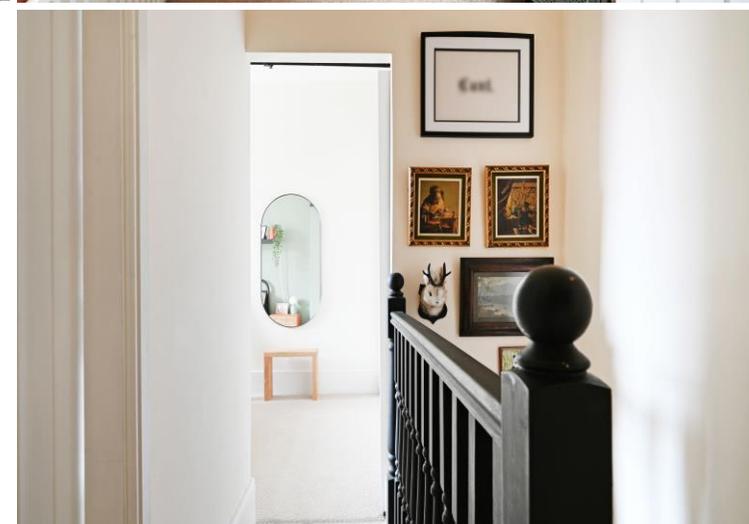
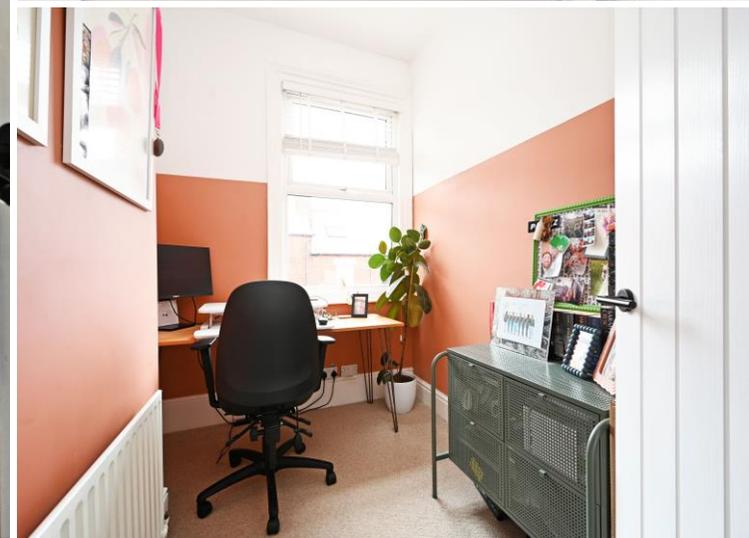
Sheffield • South Yorkshire • S8 9DE

Guide Price £250,000 - £260,000

A deceptively spacious and unique three-bedroom home, beautifully presented with a modern, stylish interior while retaining a cosy, homely feel throughout. The property blends contemporary design with inviting living spaces, making it ideal for both everyday living and entertaining. The ground floor features a light and airy open-plan dining kitchen, cheerfully decorated and finished with wood-effect herringbone flooring. The sleek Shaker-style kitchen is complemented by brick-shaped tiled splashbacks, a breakfast sink, and generous worktop space. Large windows and a double-glazed rear door flood the room with natural light, with integrated blinds fitted to the door. A cosy lounge offers a warm and intimate atmosphere, enhanced by dark, snug décor and a log burner set beneath an oak mantel, perfect for relaxing evenings. To the first floor, the front single bedroom is stylishly presented with made-to-measure blinds and carpet, making an excellent home office. Two further good-sized double bedrooms feature bold modern décor with neutral carpets. A generous landing area provides useful built-in storage. The contemporary shower room includes a walk-in rainfall shower, focal tiling, monochrome vinyl flooring, a countertop wash basin with storage beneath, plumbing for a washing machine, and a cupboard housing the boiler. Externally, a communal passage leads to a south-facing enclosed rear garden, laid with an attractive stone terrace and complemented by established planting, ideal for enjoying sunny days. The property is conveniently located in a popular and well-regarded area. Pearson Place is conveniently located in the popular S8 area, offering easy access to local shops, cafes, and amenities, as well as excellent transport links into Sheffield city centre. The area is well regarded for its friendly community feel and proximity to green spaces, making it ideal for a range of buyers.



BEANO

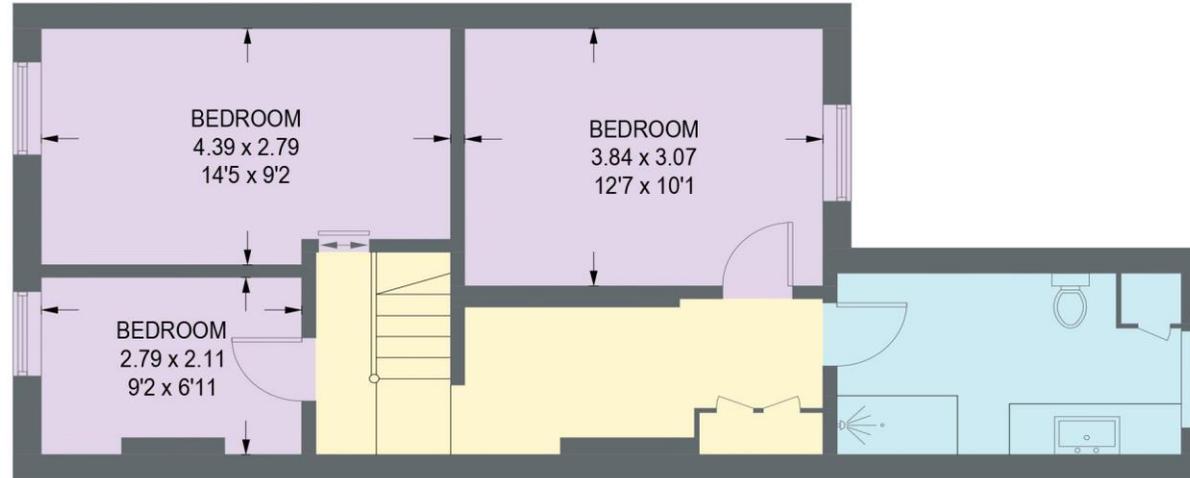


- Stylish Mid Terraced House
- 3 Bedrooms & Modern Shower Room
- Stunning Interior Throughout
- Open Plan Dining Kitchen
- Light & Airy Accommodation
- Combination Boiler & Double Glazing
- Sought after Location in S8
- Private Enclosed Rear Garden
- Lease 800 years starting from 1901 £2.50pa
- Council Tax Band A, EPC Rating D



67 PEARSON PLACE

APPROXIMATE GROSS INTERNAL AREA = 87.0 SQ M / 937 SQ FT



FIRST FLOOR
50.7 SQ M / 546 SQ FT



GROUND FLOOR
36.3 SQ M / 391 SQ FT

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



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