



70 Fir Street, Walkley, Sheffield, S6 3TH

Saxton Mee

70 Fir Street Walkley

Guide Price

£375,000

GUIDE PRICE £375,000 - £400,000

This delightful three-bedroom semi-detached cottage offers a perfect blend of character, comfort, and flexible living space, ideal for families or those seeking a charming home with room to grow.

Upon entering, you are welcomed by a bright and inviting living room, creating a warm and relaxing space to unwind. The property also benefits from a conservatory, allowing natural light to flood the home while providing an additional sitting or dining area with pleasant views of the garden.

The spacious kitchen offers ample room for cooking, while a separate study/reception room provides excellent flexibility, perfect as a home office, playroom, or additional lounge.

Upstairs, the generous master bedroom features dual aspect windows that fill the room with natural light, along with the added benefit of a private en-suite shower room. A second double bedroom and a family bathroom complete this floor.

The top floor hosts a further double bedroom, offering versatile accommodation that could serve as a guest suite, teenager's room, or creative workspace.

Externally, the property boasts a large rear garden, mainly laid to lawn, with a vegetable patch ideal for keen gardeners. Two garden sheds provide excellent additional storage, while a useful cellar offers further practical space.

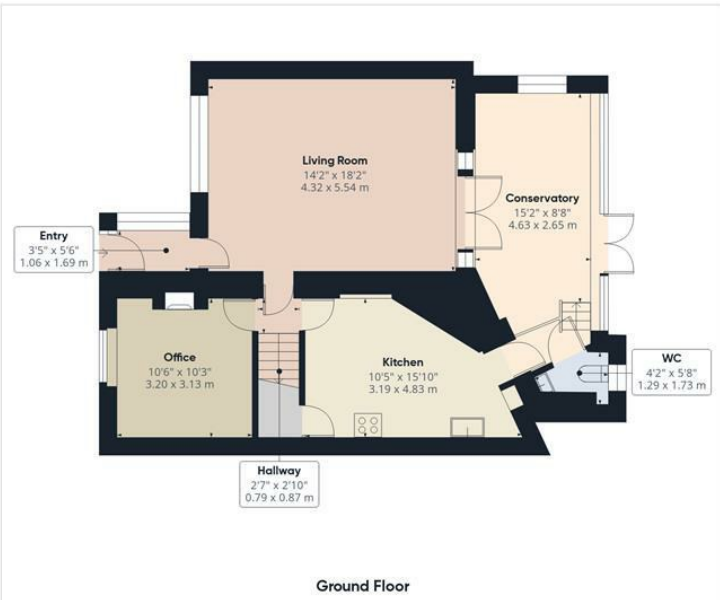
The home also benefits from off-street parking, adding convenience to this charming and well-proportioned cottage.



- Charming three-bedroom semi-detached cottage
- Bright and welcoming living room with additional conservatory
- Spacious kitchen
- Versatile study/reception room ideal for a home office or playroom
- Generous master bedroom with dual aspect windows and en-suite shower room
- Two further double bedrooms, including a top-floor room offering flexible living
- Large rear garden with lawn, vegetable patch and two storage sheds
- Cellar storage and convenient off-street parking
- Freehold
- Viewings Via Saxton Mee Banner Cross







Approximate total area⁽¹⁾
1425 ft²
132.4 m²

Reduced headroom
46 ft²
4.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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