







## 39 Frickley Road

Nether Green • Sheffield • S11 7EX

Guide Price £350,000 - £375,000

Occupying a quiet position on the highly sought-after Frickley Road in Nether Green, Sheffield S11, this beautifully presented three-bedroom mid-terrace home seamlessly blends period charm with stylish modern living. Offering spacious accommodation across three floors, a wealth of original features and a private rear courtyard garden, the property is ideally positioned within walking distance of Bingham Park, Endcliffe Park and the picturesque Porter Valley, as well as the excellent range of independent cafés, restaurants and shops that make Nether Green one of Sheffield's most desirable suburbs. A side entrance welcomes you in, leading through into an elegant living room, where stained wooden floorboards, picture rails, bespoke timber-framed windows and an ornate feature fireplace create a warm and inviting atmosphere, enhanced by tasteful décor throughout. To the rear, the spacious dining room provides an ideal setting for both family life and entertaining. Featuring varnished wooden floorboards, a reclaimed period fireplace, original built-in storage and attractive views over the courtyard garden, the room retains a wealth of character while offering excellent practicality. A door leads down to the useful cellar, providing additional storage, together with convenient cellar-head storage. The fitted kitchen is finished with granite worktops and offers an integrated Neff oven, fan-assisted gas hob, integrated fridge, space for an integrated washing machine and a rear door providing direct access to the courtyard garden. The first floor comprises two generous double bedrooms. The spacious front-facing bedroom offers a cosy yet airy feel and benefits from a walk-in closet, providing excellent storage. The second double bedroom enjoys a pleasant outlook over the rear courtyard garden. Completing this floor is a beautifully appointed family bathroom, fitted with a traditional white suite including a Burlington wash hand basin, bath with shower over and a useful storage cupboard concealing the boiler. The second floor is dedicated to an impressive double bedroom, creating a light and airy retreat with a rear dormer window, soft neutral décor, pastel tones, neutral carpeting and useful built-in storage within the eaves. Outside, the property is accessed to the rear via a communal passageway, leading to a fully enclosed courtyard garden. Offering excellent privacy and a blank canvas for landscaping, planting or outdoor entertaining, this attractive space provides the perfect extension to the home. Frickley Road enjoys an enviable position in the heart of Nether Green, one of Sheffield's most popular residential locations. An excellent selection of independent cafés, restaurants, bars, delicatessens and local shops are all within easy walking distance, while nearby Bingham Park, Endcliffe Park and the stunning Porter Valley offer beautiful green spaces, riverside walks and access towards the Peak District. The property also falls within the catchment area for several highly regarded schools, making it an excellent choice for families, professionals and those looking to enjoy a vibrant community lifestyle with convenient access to Sheffield city centre. Ideally located in close proximity to Sheffield's hospitals and universities.





- Stunning Family Home in S11
- Stones' Throw from Bingham Park
- 3 Double Bedrooms & Family Bathroom
- Beautifully Presented & Well Maintained
- 2 Reception Rooms & Fitted Kitchen

- Spacious Bathroom
- Excellent School Catchment
- Low Maintenance Rear Garden
- Lease 800 years from 29 September 1909
- Council Tax Band B, EPC Rating E





## 39 FRICKLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 102.9 SQ M / 1106 SQ FT

CELLAR = 16.4 SQ M / 176 SQ FT

TOTAL = 119.3 SQ M / 1282 SQ FT

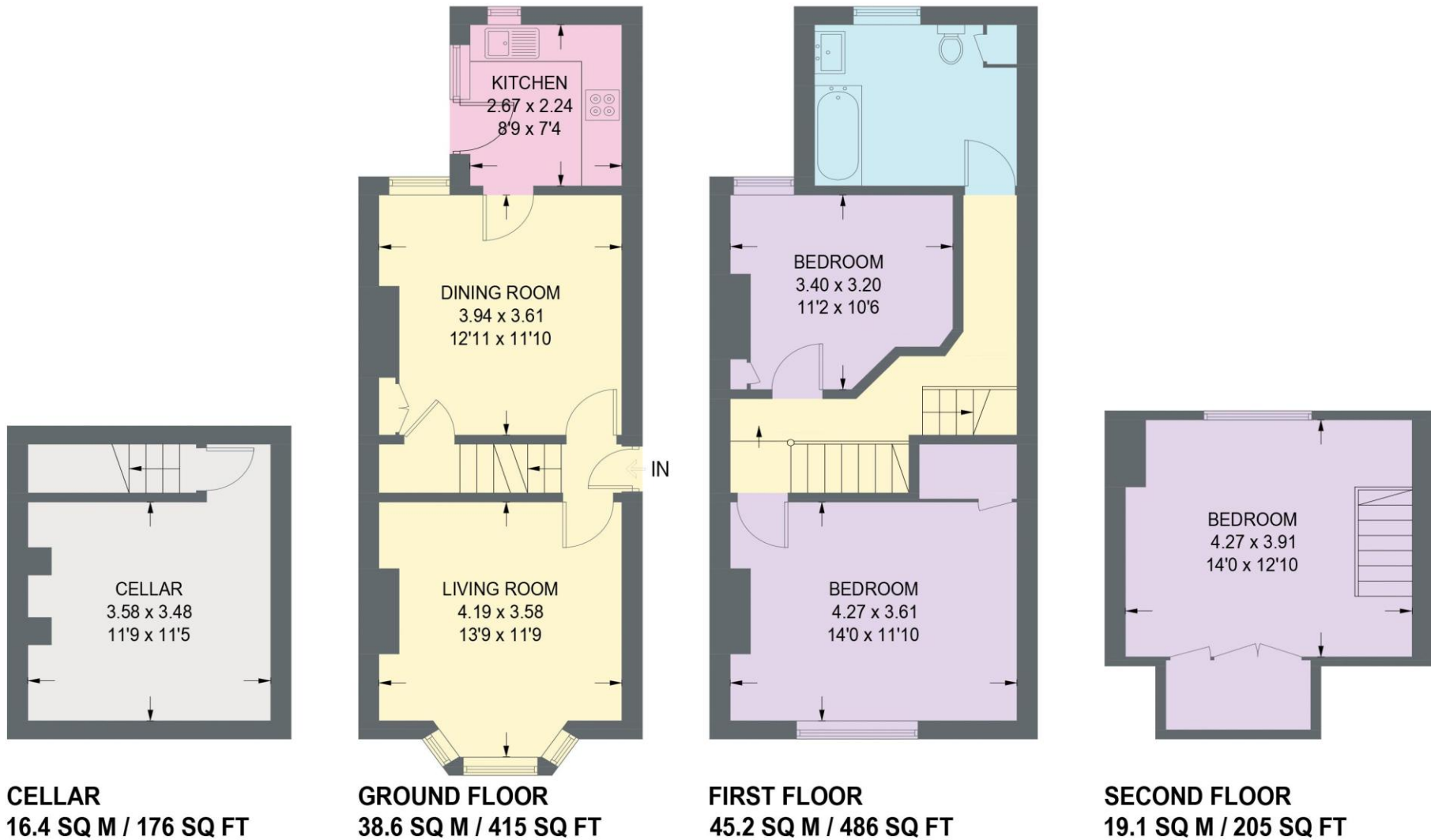


Illustration for identification purposes only,  
measurements are approximate, not to scale.



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