



to



538 Retford Road

Woodhouse Mill • Sheffield • S13 9WF

Guide Price £190,000 – £200,000

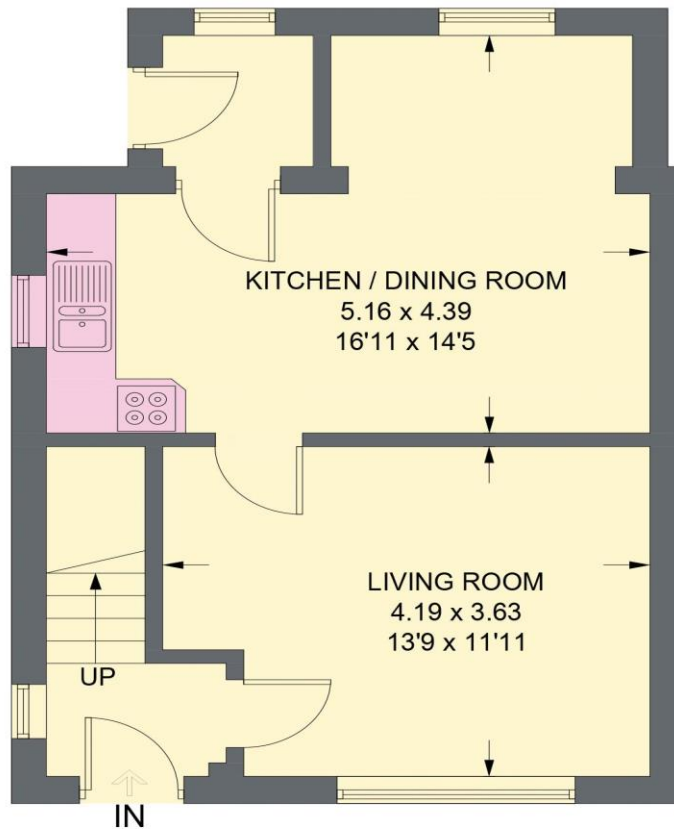
Situated on a generous corner plot, this extended three-bedroom semi-detached home has been lovingly owned since new and beautifully maintained throughout, offering spacious and versatile accommodation ideal for family living. Featuring new carpets and well-kept interiors, the property also presents excellent potential to extend or further develop, subject to the necessary consents. The property opens into a light and airy front living room, enhanced by a large window overlooking the front lawn, allowing natural light to flood the space. A decorative feature fireplace with coal-effect gas fire creates a cosy focal point, complemented by neutral décor throughout. To the rear, the home benefits from an extended open-plan dining kitchen, fitted with a matching range of wall and base units, integrated oven, gas hob, and tiled splashback. This space flows seamlessly into a flexible family area—perfect for modern living—overlooking the beautifully maintained and extended rear garden. A rear porch/utility room provides a practical separate entrance and additional storage space. To the first floor are two well-proportioned double bedrooms, enjoying pleasant views over the front and rear gardens, along with a third single bedroom, ideal as a child's room, home office, or study. The bathroom is partially tiled and fitted with a three-piece suite including a shower over the bath. Loft access is also available from the landing. Externally, the property occupies a desirable corner position with landscaped gardens to both the front and rear, offering attractive outdoor space for relaxation and entertaining. A gated driveway provides off-road parking and leads to a detached garage, adding further convenience and security. Located in the popular S13 area, Retford Road benefits from a range of local amenities, reputable schools, and excellent transport links, making it ideal for families and commuters alike. Nearby green spaces and easy access to Sheffield city centre further enhance the appeal of this well-positioned home.



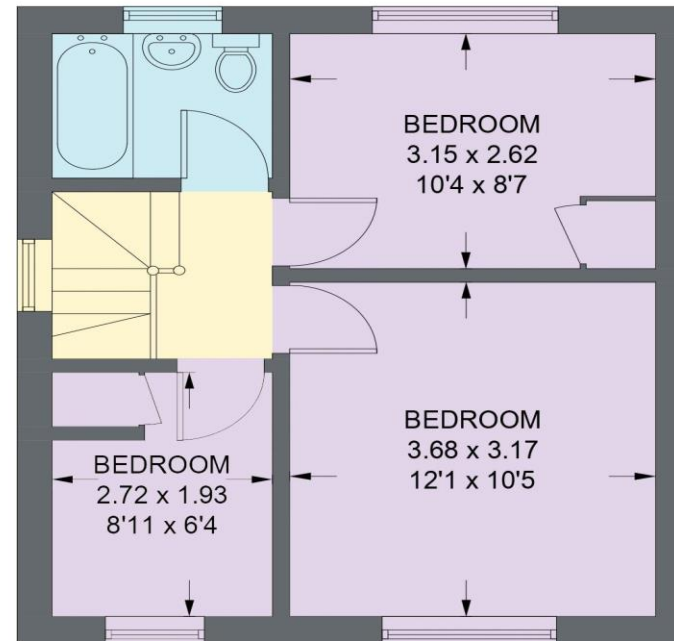
- Semi Detached Family Home
- Enclosed Front & Rear Gardens
- Generous Corner Plot
- Gated Driveway & Detached Garage
- 3 Bedrooms & Family Bathroom
- Excellent Transport Links
- Lovingly Owned & Beautifully Maintained
- Lease 800 years from 25/03/1961 £10pa
- Excellent Potential to Extend or Further Develop
- Council Tax Band B, EPC Rating D

538 RETFORD ROAD

APPROXIMATE GROSS INTERNAL AREA = 74.4 SQ M / 800 SQ FT



GROUND FLOOR
40.9 SQ M / 440 SQ FT



FIRST FLOOR
33.5 SQ M / 360 SQ FT

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

(IDMRP2020)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.