







## 57 Walkley Road

Walkley • Sheffield • S6 2XL

Guide Price £220,000 - £230,000

An attractive brick-built mid-terrace home occupying additional space over the communal passageway, creating a particularly spacious layout across three beautifully presented levels. Stylishly modernised throughout whilst retaining a wealth of character features, the property is perfectly suited to first-time buyers seeking a home ready to move straight into and is offered to the market with no onward chain. The front-facing living room is full of charm and character, featuring stripped floorboards, decorative coving, a ceiling rose, stained glass detailing above the entrance door and a log-burning stove which creates a warm and inviting focal point. To the rear is a light and airy dining kitchen enjoying lovely garden views and access out to the rear garden. Fitted with a range of modern units complemented by marble-effect worktops, the kitchen also includes a Rangemaster cooker within the sale. Stylish tiled flooring and ample space for a family dining table make this a fantastic everyday living and entertaining space, while original built-in storage adds further character. Access leads down to the cellar, providing excellent storage space with potential for further development if desired. On the first floor, the generous front double bedroom benefits from the additional space above the passageway, creating an impressively sized room with two front-facing windows, varnished floorboards, a period feature fireplace and a useful walk-in wardrobe. To the rear is a smaller bedroom overlooking the garden, ideal for use as a nursery, guest room or home office. The bathroom is fitted with a modern three-piece white suite with stylish partial tiling and a shower over the bath. A further staircase rises to the second floor where a beautiful dual-aspect double bedroom offers a versatile and light-filled living space. Beautifully decorated and finished with grey carpeting, the room also benefits from useful walk-in storage and access into the eaves. Externally, the property enjoys attractive kerb appeal with a pleasant front garden and access via the communal passageway to the rear. The beautifully maintained rear garden is a wonderful outdoor retreat, featuring a raised lawn, planted borders, raised beds and enclosed fencing providing a good degree of privacy, an ideal space to relax or entertain during the warmer months. Situated within the ever-popular suburb of Walkley, this highly sought-after location is well regarded by first-time buyers and professionals alike. The area offers an excellent range of independent cafés, pubs, shops and everyday amenities, alongside superb access to the city centre, universities and major hospitals including the Royal Hallamshire and Northern General. There are excellent public transport links, highly regarded local schools and an abundance of nearby green spaces including Ruskin Park, Bole Hills and the Peak District beyond, making this a fantastic place to call home





- Attractive Mid Terrace in S6
- Occupying Extra Space Over Passageway
- Beautifully Presented
- Light & Airy Dining Kitchen
- Retaining Character Features

- Arranged Over 3 Levels Plus Cellar
- Popular Location in Walkley
- Landscaped Rear Garden
- Freehold & No Chain
- Council Tax Band A, EPC Rating D

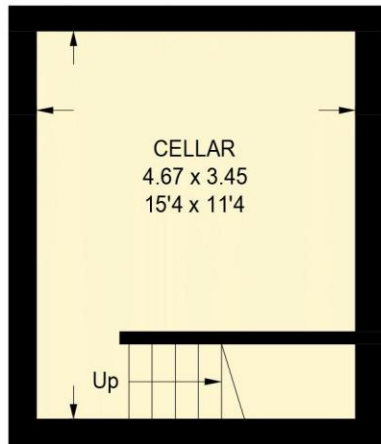


# 57 WALKLEY ROAD

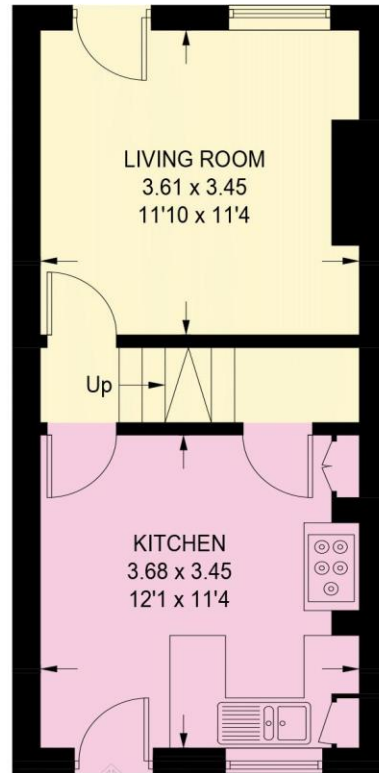
APPROXIMATE GROSS INTERNAL AREA = 78.9 SQ M / 849 SQ FT

CELLAR = 16 SQ M / 172 SQ FT

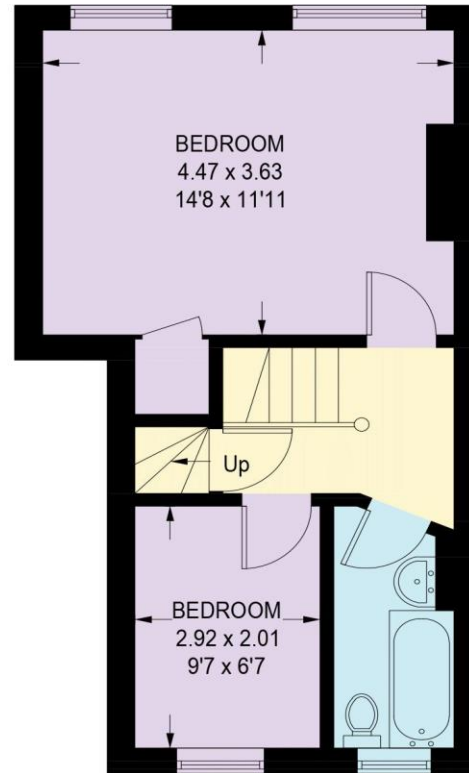
TOTAL = 94.9 SQ M / 1021 SQ FT



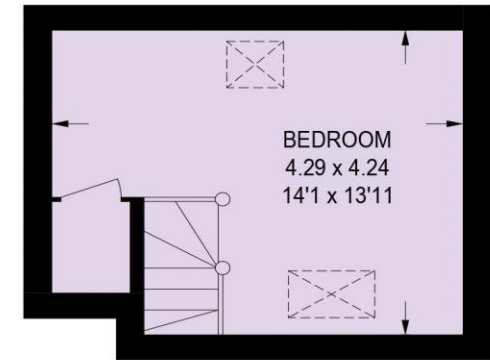
**LOWER GROUND FLOOR**  
16 SQ M / 172 SQ FT



**GROUND FLOOR**  
29.9 SQ M / 322 SQ FT



**FIRST FLOOR**  
33.3 SQ M / 358 SQ FT



**SECOND FLOOR**  
15.7 SQ M / 169 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1300574)



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