



62 Westwick Road, Beauchief, Sheffield, S8 7BU

Saxton Mee

62 Westwick Road Beauchief

Guide Price

£365,000

GUIDE PRICE £365,000-£400,000

Nestled in the heart of highly sought-after Greenhill, this fabulous three-bedroom detached home offers an exceptional blend of character, space and convenience. Perfectly positioned for easy access to local amenities, desirable schools and excellent transport links, it's also surrounded by an abundance of nearby green spaces, ideal for families, dog walkers and anyone who loves the outdoors.

The property enjoys a welcoming entrance hallway, WC, and generous ground-floor layout, featuring a bright and elegant dining room, a spacious living room and an extended kitchen overlooking the garden. A versatile cinema/playroom and handy storage room add even more flexibility for modern living. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom and a separate WC.

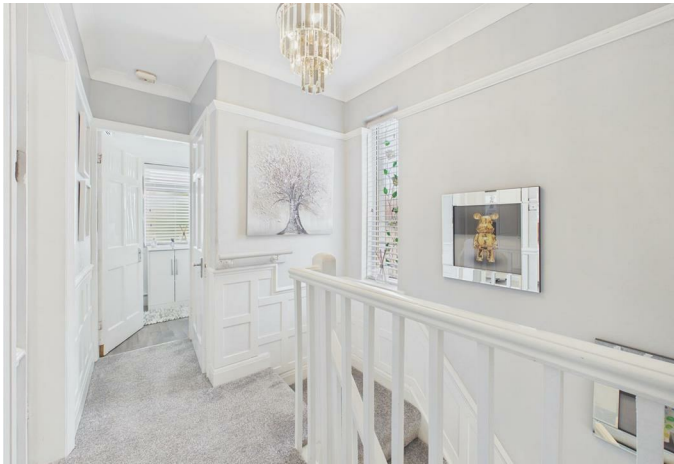
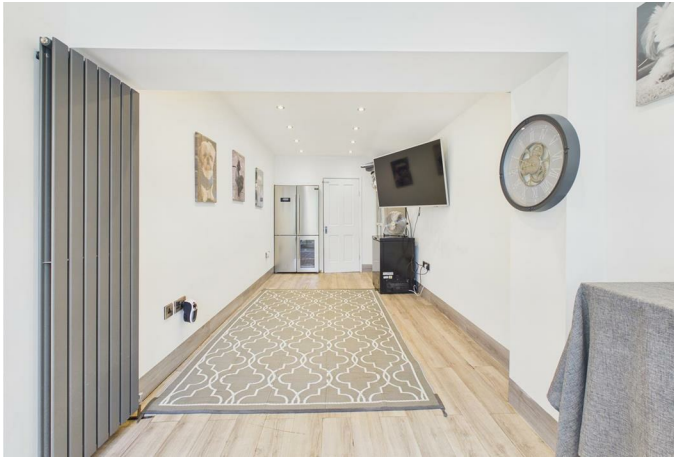
Outside, the home truly shines. To the front, a driveway provides valuable off-road parking, while to the rear lies a stunning garden, beautifully arranged with a lawn, established flower beds and peaceful seating areas, perfect for relaxing or entertaining. Two substantial garden sheds offer superb storage or potential workshop space.

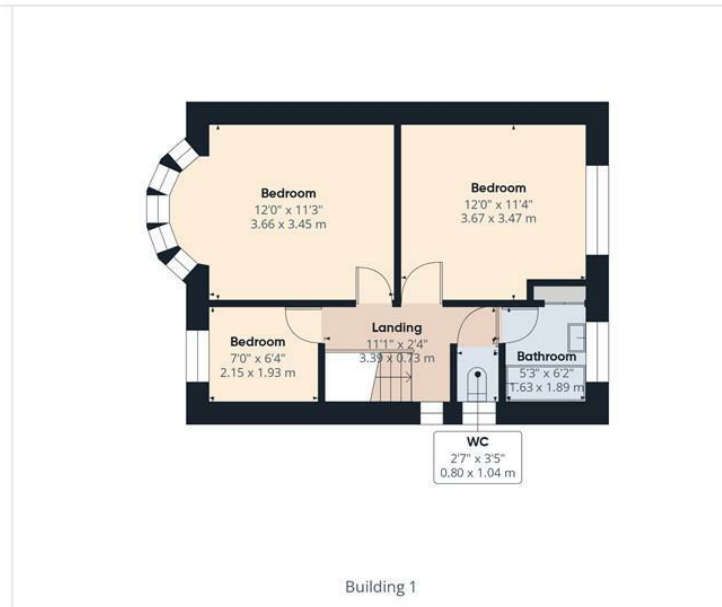
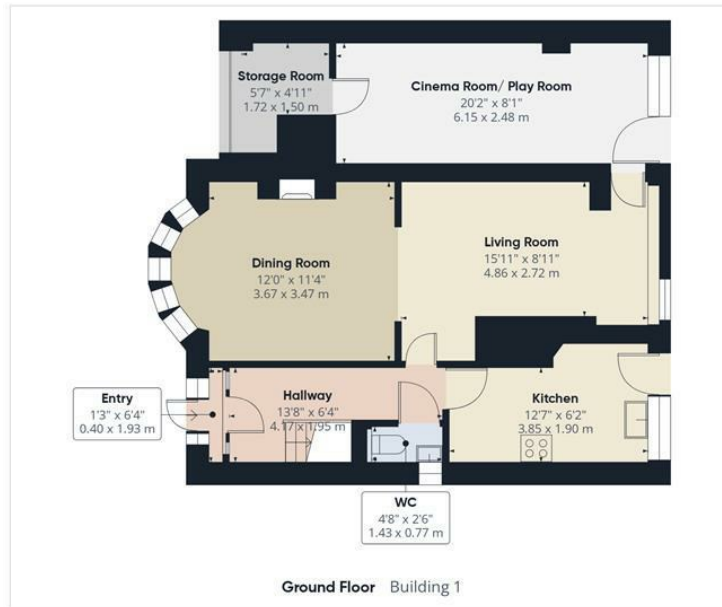
With its superb position, generous accommodation and delightful outdoor space, this is a wonderful opportunity to secure a standout home in Greenhill. Early viewing is highly recommended.



- Three-bedroom detached home combining character, space, and convenience
- Located in the highly sought-after area of Greenhill
- Close to local amenities, good schools, transport links, and green spaces
- Welcoming entrance hallway with ground-floor WC
- Spacious layout including dining room, living room and extended kitchen overlooking the garden
- Additional versatile cinema/playroom and useful storage room
- Three well-proportioned bedrooms upstairs with family bathroom and separate WC
- Front driveway offering off-road parking
- Large rear garden with lawn, flower beds and seating areas
- Two substantial sheds for storage or workshop use







Approximate total area^m
 1333 ft²
 123.7 m²



(1) Excluding balconies and terraces

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

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
 T: 0114 268 3241
 E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
 T: 01433 650009
 E: hathersage@saxtonmee.co.uk

Bakewell
 T: 01629 815307
 E: bakewell@saxtonmee.co.uk

Matlock
 T: 01629 828250
 E: matlock@saxtonmee.co.uk

