







302 Burgoyne Road

Walkley • Sheffield • S6 3QF

Offers in the Region Of £250,000

Beautifully presented and filled with natural light, this attractive three-bedroom mid-terrace home occupies a sought-after position on Burgoyne Road. Ideally suited to first-time buyers, the property benefits from a generous, low-maintenance rear garden and a substantial summer house to the far end, offering excellent versatility as a home office, gym, studio, or additional living space. Available with no onward chain, this is a superb opportunity to acquire a stylish home in a convenient location. The accommodation begins with a beautifully presented living room, featuring an open period-style fireplace with timber surround, chevron wood-effect flooring, shelving within the alcoves, stylish wall panelling, and stripped internal doors. The result is a bright, welcoming space with plenty of character and charm. To the rear, the dining kitchen enjoys a lovely outlook over the garden and provides an excellent space for both everyday living and entertaining. The contemporary two-tone fitted kitchen offers generous storage and incorporates a range of integrated Neff appliances, including an oven, microwave, fridge freezer, slimline dishwasher, and washing machine. There is ample space for a dining table, while sliding doors discreetly conceal access to the cellar, providing valuable additional storage. On the first floor, the principal bedroom is a spacious and beautifully presented double room, complete with a walk-in wardrobe area and ample space for further freestanding furniture. To the rear is a second bedroom overlooking the garden, ideal as a child's bedroom, study, home office, or dressing room. The accommodation on this floor is completed by a contemporary bathroom fitted with a white suite, stylish tiling, shower over the bath, and a chrome heated towel rail. Occupying the second floor is a fantastic dual-aspect room with Velux windows to both the front and rear elevations. Currently used as a double bedroom, this versatile space could equally serve as a guest room, additional living area, hobby room, or home office. Externally, the property benefits from access via a secure communal gated passageway leading to a generously sized, tiered rear garden designed for ease of maintenance. Featuring artificial lawn and attractive planting that softens the space, the garden provides an excellent outdoor retreat. To the far end stands a substantial summer house with electricity and internet connectivity, creating an ideal environment for home working, exercise, or leisure. Burgoyne Road enjoys a highly convenient position with a wide range of local amenities close at hand. The property is well placed for access to the city centre, universities, and major hospitals, while excellent transport links make commuting straightforward. Residents can also enjoy a variety of nearby parks and open green spaces, providing opportunities for recreation and outdoor pursuits, making this an appealing location for professionals, first-time buyers, and those seeking a well-connected yet established residential setting.





- Attractive Mid Terrace in S6
- 3 Bedrooms & Modern Bathroom
- Stunning Fitted Kitchen & Neff Appliances
- Modern Light & Airy Interior
- Popular, Convenient Location
- Ideal for First Time Buyers
- Versatile Outbuilding Ideal for Home Working
- Generous Low Maintenance Rear Garden
- Freehold
- Council Tax Band A, EPC Rating D



302 BURGOYNE ROAD

APPROXIMATE GROSS INTERNAL AREA = 89.7 SQ M / 963 SQ FT

OUTBUILDING = 6.8 SQ M / 73 SQ FT

TOTAL = 96.5 SQ M / 1036 SQ FT (INCLUDING CELLAR / EXCLUDING EAVES)

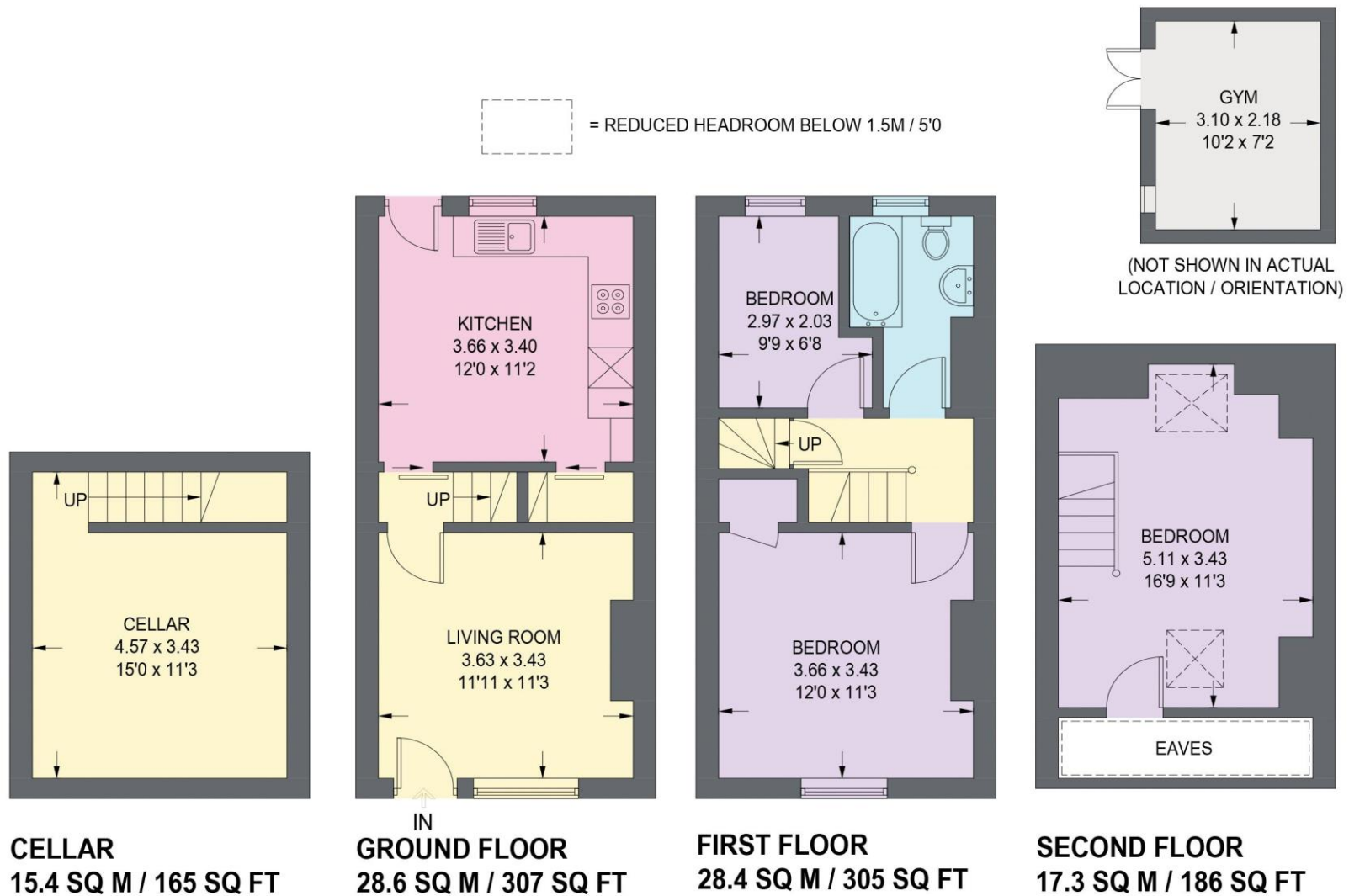


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1314889)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868