







87 Backmoor Road

Sheffield • South Yorkshire • S8 8LB

Guide Price £220,000 - 230,000

A deceptively spacious semi-detached family home occupying a popular residential position in Sheffield S8, benefiting from a driveway and integral garage which offers excellent potential for conversion into additional living accommodation, subject to any necessary consents. Requiring a programme of general modernisation, the property presents an exciting opportunity for purchasers to create a spacious and flexible family home, tailored to their own tastes and requirements. The accommodation is complemented by a generously sized, attractive enclosed rear garden, providing a wonderful outdoor space for families and keen gardeners alike. A side entrance door opens into the fitted kitchen, which is equipped with a range of units, tiled splashbacks, a front-facing window, and space and plumbing for a variety of appliances. Beyond, the open-plan living and dining room is generously proportioned and enjoys a pleasant, light-filled atmosphere. Neutrally presented with fitted carpeting, the space is enhanced by sliding patio doors which open onto a raised decked terrace and provide delightful views over the rear garden. An inner hallway benefits from useful understairs storage and leads to the first-floor landing, where there is further built-in storage and access to a partially boarded loft space via integral loft ladders. The principal bedroom overlooks the rear garden and is decorated in warm, cosy tones with fitted carpeting, enjoying attractive views across the garden. A second double bedroom is positioned to the front of the property and is neutrally decorated, featuring a fitted corner wardrobe and made-to-measure vertical blinds. The third bedroom is a good-sized rear-facing single room, ideal for use as a nursery, home office or dressing room. A concealed sliding door provides access to the shower room, which is fitted with a shower enclosure, WC and wash hand basin. Externally, the property enjoys a driveway to the front leading to the integral garage. A pathway extends to the rear garden, where a raised decked terrace overlooks a lower lawned area. A winding block-paved pathway leads through the garden to a summer house and garden shed, all surrounded by colourful, established planting. The result is a lovely private outdoor space, perfect for relaxing and entertaining. Backmoor Road is situated within a well-established residential area of Sheffield S8, offering convenient access to a wide range of local amenities, including shops, supermarkets, cafés and healthcare facilities. The area is well served by reputable schools and benefits from excellent transport links into Sheffield City Centre and surrounding districts. Nearby parks and green spaces provide opportunities for outdoor recreation, while the location also offers easy access to the Peak District National Park, making it an ideal setting for families and commuters alike.





- Semi Detached Family Home
- 3 Bedrooms & Shower Room
- Requires General Modernisation
- Spacious Open Plan Living / Dining
- No Onward Chain

- Attractive Rear Garden
- Offering Fabulous Potential
- Driveway & Integral Garage
- Leasehold
- Council Tax Band B, EPC Rating D



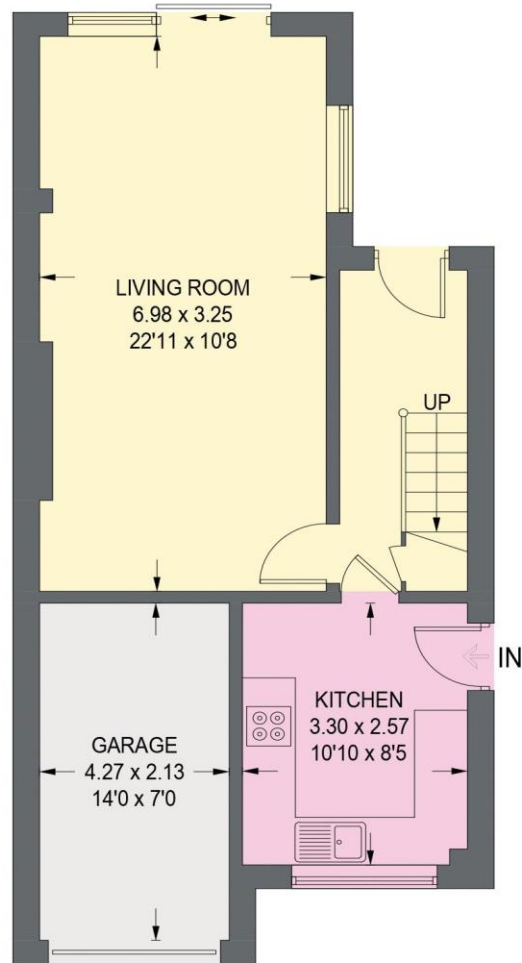


87 BACKMOOR ROAD

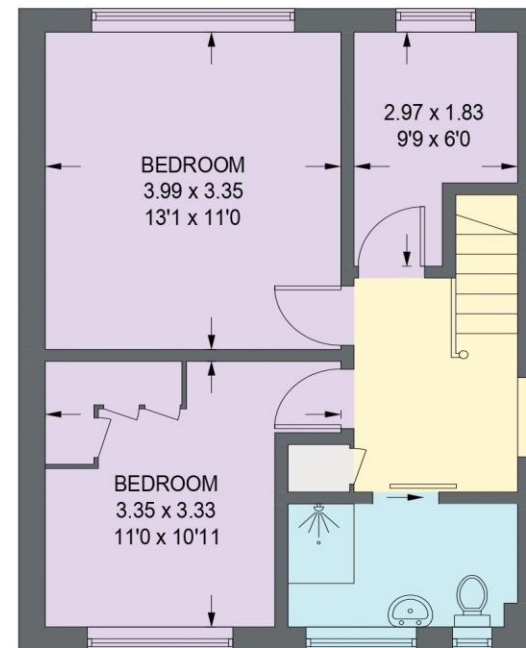
APPROXIMATE GROSS INTERNAL AREA = 78.5 SQ M / 844 SQ FT

GARAGE = 9.1 SQ M / 98 SQ FT

TOTAL = 87.6 SQ M / 942 SQ FT



GROUND FLOOR
38.4 SQ M / 413 SQ FT



FIRST FLOOR
40.1 SQ M / 431 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1314892)



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