







## 46 Rivelin Park Drive

Sheffield • South Yorkshire • S6 5GG

Asking Price £250,000

Offering excellent potential to extend or develop, this spacious three-bedroom semi-detached property is in need of modernisation and provides an exciting opportunity to create a superb family home. There is also scope for further development, subject to the necessary consents. Situated on a quiet residential road, tucked away in the sought-after Stannington Village, the property enjoys views over the Rivelin Valley, offering a peaceful setting with excellent potential. The accommodation includes two flexible reception rooms on the ground floor, with sliding doors allowing the space to be opened up or separated as required. The kitchen is fitted with a range of matching units and benefits from a side door leading through to the garage and rear garden room, which offers great potential for reconfiguration or extension. Upstairs, there are two good-sized double bedrooms, a smaller third bedroom, and a family bathroom in need of modernisation. There is scope to extend over the garage, subject to planning approval. Externally, the property enjoys an attractive front lawned garden alongside a gated driveway leading to a reliable garage space. To the rear is a private, enclosed and mature garden, an ideal spot to relax and unwind, softened by a lovely selection of established planting. Rivelin Park Drive is a quiet and highly regarded residential address, tucked away in the heart of Stannington Village. The area is well known for its semi-rural feel, attractive surroundings, and views across the Rivelin Valley, while still offering excellent access to Sheffield city centre. A range of local amenities, reputable schools, cafés and pubs are close by, along with excellent walking routes and green spaces including Rivelin Valley and nearby countryside. The location is ideal for families and professionals seeking a peaceful setting with strong community appeal.



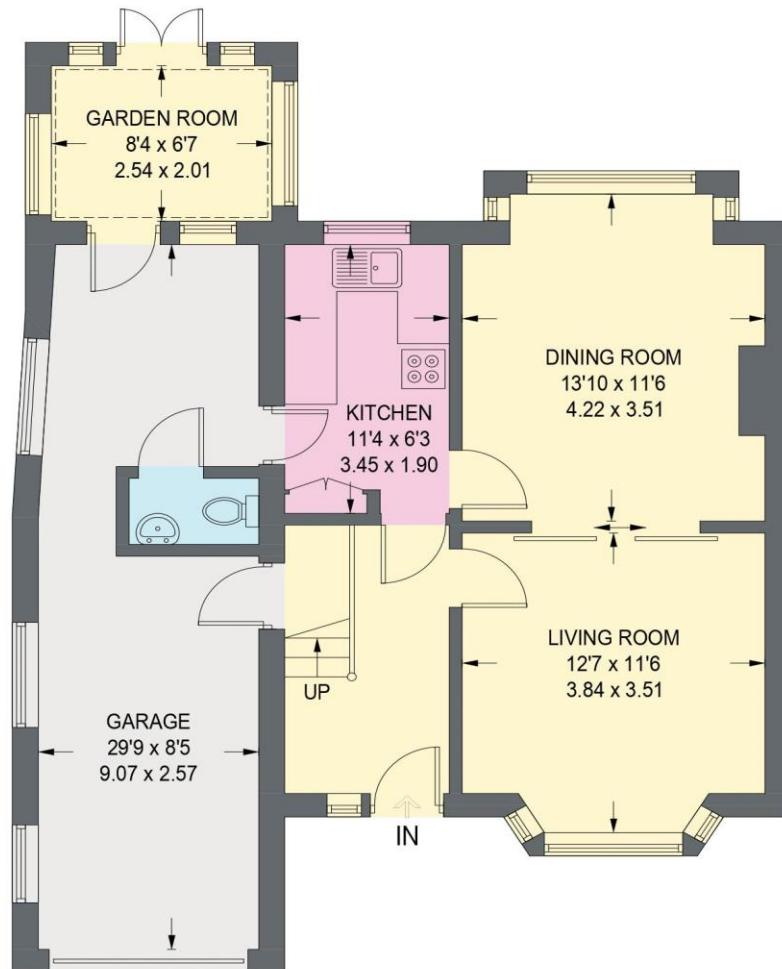


- Spacious Semi-Detached Family Home
- Offering Excellent Potential to Extend / Develop
- Enjoys Views Over the Rivelin Valley,
- 3 Bedrooms & Bathroom
- 2 Flexible Reception Rooms
- Combination Boiler & Double Glazing
- Tucked Away in the Sought-After Stannington Village
- Driveway & Garage
- Leasehold TBC £16pa Ground Rent
- Council Tax Band C, EPC Rating C

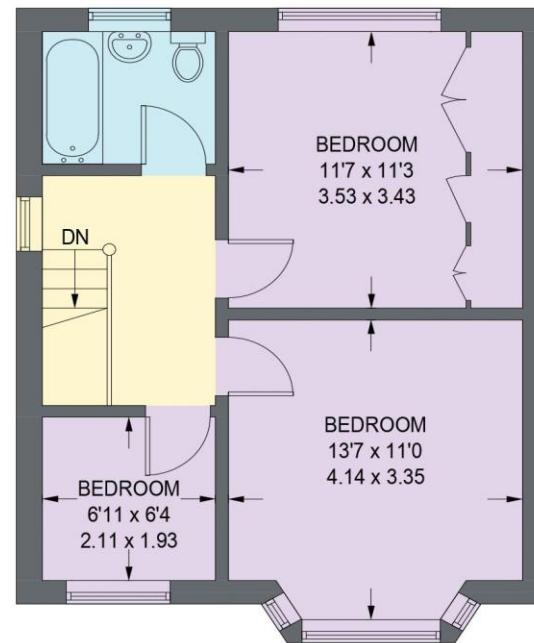


# 46 RIVELIN PARK DRIVE

APPROXIMATE GROSS INTERNAL AREA = 112.5 SQ M / 1210 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**  
72.5 SQ M / 780 SQ FT



**FIRST FLOOR**  
40.0 SQ M / 430 SQ FT

Illustration is for identification purposes only,  
measurements are approximate, not to scale.  
(IDMRP2025)



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