







74 Weston Street

Netherthorpe • Sheffield • S3 7NQ

Guide Price £240,000 - £260,000

A superb 3 bedroom semi detached house within walking distance to the hospitals, universities and city centre which is ideal for an owner occupier or investor. The property has three bedrooms, en-suite shower room, built-in kitchen appliances, uPVC conservatory, laminate flooring to the ground floor, gas central heating with combination boiler, uPVC double glazing, driveway and attached generous garage. The accommodation comprises: Entrance hallway with understairs storage cupboard. W.C with a white suite and extractor fan. Fitted kitchen having a range of cream high gloss units complemented by contrasting worktops, breakfast bar, integrated washing machine, hob, oven and extractor, dishwasher and fridge/freezer are also included. The kitchen opens up into the living room and there are French doors to the uPVC conservatory with courtesy door to the garage. Staircase rises to the first floor landing with storage cupboard. Bedroom 1 with en-suite shower room having a white suite, part tiled, corner shower cubicle, vanity unit and extractor. Two further bedrooms. Bathroom having a white suite, part tiled, bath, corner shower cubicle, vanity unit, extractor and illuminated cabinet. Driveway leads to an attached garage with electric door, storage to the roof space and electric car charging point. To the rear of the property there is a patio, shrubs, bushes and lawn enclosed by fencing. Weston Street is well-placed for local shops and amenities, Kelham Island with a variety of cafes, bars and restaurants, along with excellent access to the universities, hospitals, city centre and Supertram. Close proximity to Netherthorpe Road Supertram stop. Leasehold - 97 years remaining with an annual ground rent of £35.



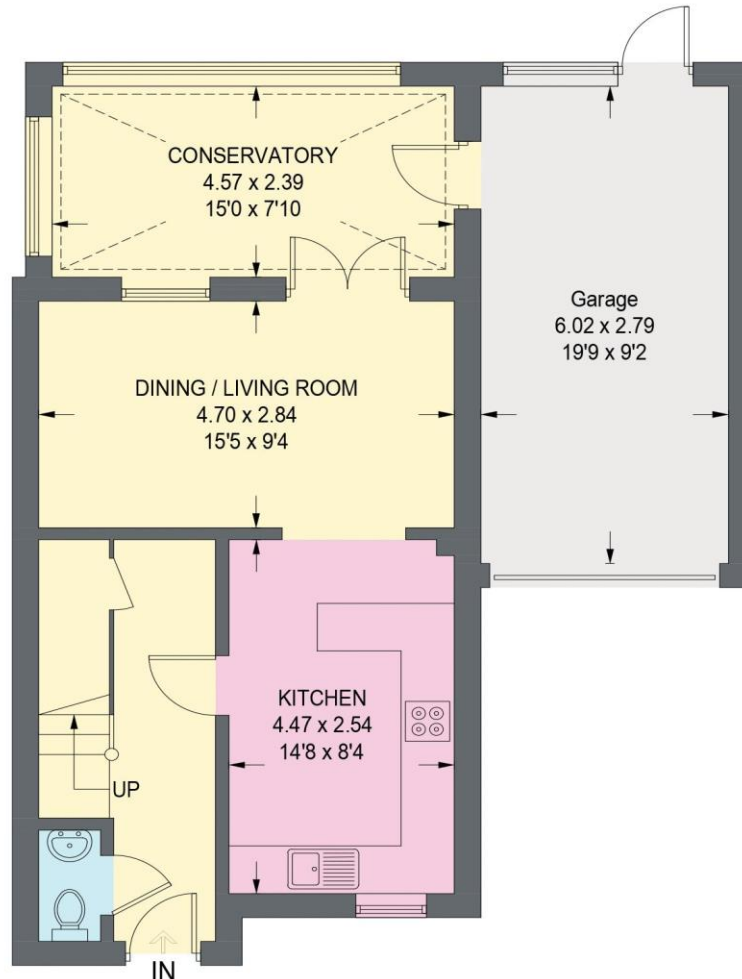


- 3 Bedroom Semi Detached House
- Ideal For Owner Occupier & Investors
- En-Suite Shower Room
- uPVC Conservatory
- Built-In Kitchen Appliances
- Driveway & Garage
- Electric Car Charging Point
- Leasehold - 97 Years Remaining - Ground Rent £35pa
- Walking Distance To Hospitals, Universities & City Centre
- Council Tax Band B & EPC Rating D

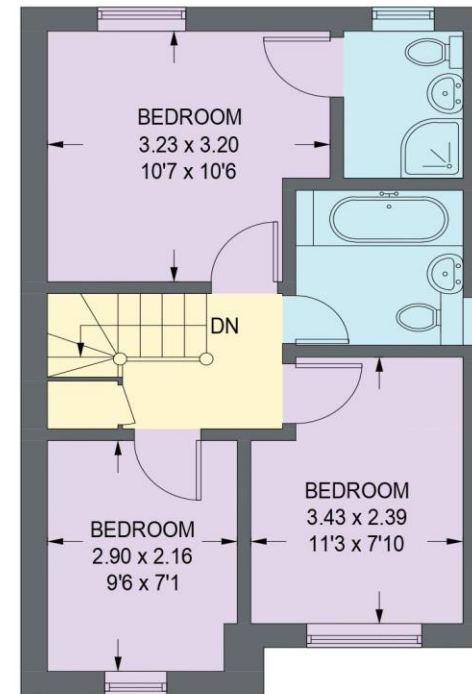


74 WESTON STREET

APPROXIMATE GROSS INTERNAL AREA = 103.5 SQ M / 1114 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
67.3 SQ M / 724 SQ FT



FIRST FLOOR
36.2 SQ M / 390 SQ FT

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

(IDMRP2025)



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