





38 Burnaby Street

Hillsborough • Sheffield • S6 2RA

Guide Price £200,000 - £220,000

A well-presented three-bedroom mid-terrace property, ideally situated on Burnaby Street in the popular Hillsborough/Lower Walkley area of Sheffield. Offering well-maintained accommodation arranged over three floors, the property combines modern fittings, useful cellar and eaves storage, and an attractive enclosed rear garden. With its excellent transport links and close proximity to the wide range of amenities in Hillsborough, this would make an excellent first-time purchase. Entering through the front door, the property opens into a welcoming front-facing living room, which benefits from attractive coving, a ceiling rose, cheerful neutral décor and fitted carpet. To the rear is a light and airy dining kitchen, overlooking the garden and fitted with modern glass-fronted wall and base units, an integrated oven and brand-new electric hob, together with space and plumbing for further appliances. A free-standing washing machine is included in the sale. The room has an attractive tiled floor and provides access to the rear garden, as well as stairs leading down to the cellar. The cellar offers excellent additional storage, with useful shelving and further storage to the cellar head. The first floor provides two bedrooms and the family bathroom. The generous front-facing bedroom features a large window, neutral décor, fitted carpet and a useful under-stairs cupboard. To the rear is a smaller bedroom which would work particularly well as a nursery, home office, dressing room or occasional bedroom. The modern bathroom is fitted with a contemporary three-piece white suite, including a bath with shower over, and is partially tiled. The landing retains attractive varnished floorboards and provides access to the staircase rising to the second floor. The third bedroom occupies the entire second floor and provides a versatile and naturally bright additional living space, with a generous rear-facing Velux window. There is boarded eaves storage to both sides, providing excellent additional storage and offering potential, subject to any necessary permissions and requirements, to open up and create a larger floor area. Outside, the property benefits from an attractive fully enclosed rear garden, predominantly laid to level lawn with a decked patio at the far end, creating an ideal space for outdoor seating and entertaining. A brick-built outhouse provides further useful storage. The property is particularly well placed for the excellent range of shops, cafés, restaurants, supermarkets and everyday amenities available in Hillsborough, with Hillsborough Park and local leisure facilities also close by. The Supertram network is within easy walking distance, providing convenient connections towards Sheffield city centre and beyond, while the surrounding road network offers good access for commuters.



- Attractive Mid Terrace Property in S6
- 3 Bedrooms & Modern Bathroom
- Well Maintained & Presented
- Light & Airy Accommodation
- Arranged Over 3 Levels Plus Cellar
- Fitted Modern Kitchen
- Walking Distance of Tram Stop
- Attractive Enclosed Rear Garden
- Freehold & No Chain
- Council Tax Band A, EPC Rating D



38 BURNABY STREET

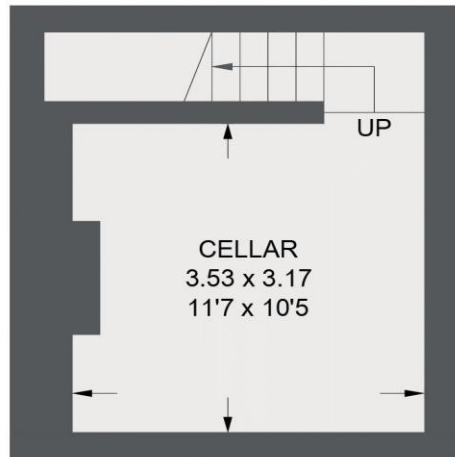
APPROXIMATE GROSS INTERNAL AREA = 69.6 SQ M / 750 SQ FT

CELLAR = 15.6 SQ M / 168 SQ FT

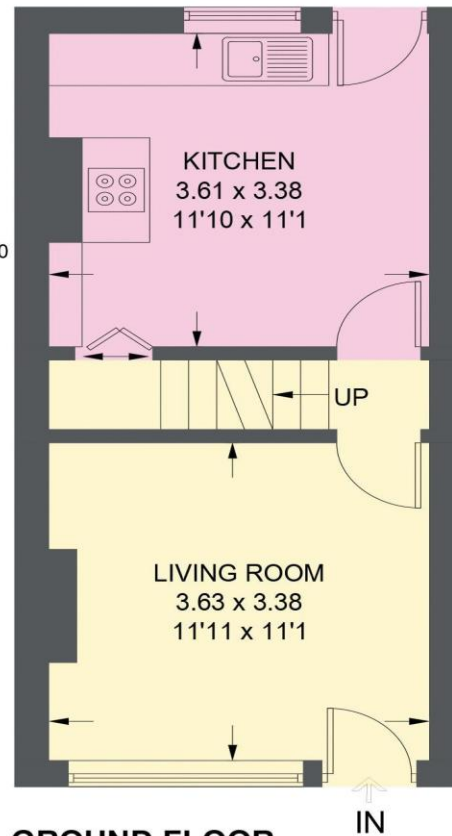
TOTAL = 85.2 SQ M / 918 SQ FT

(EXCLUDING EVES)

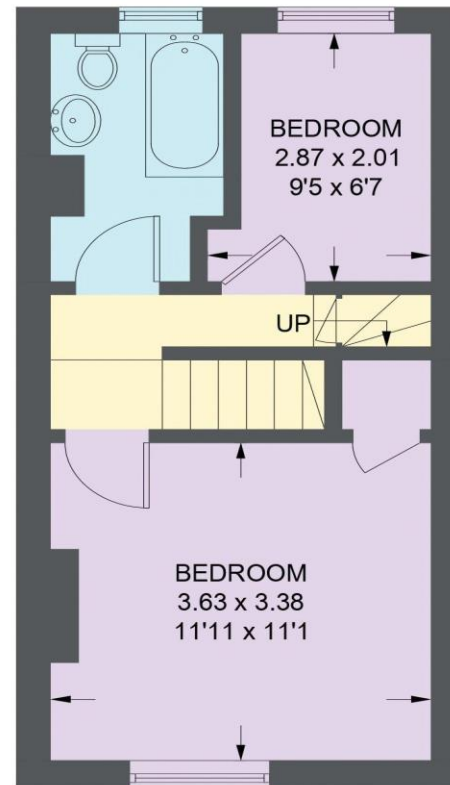
 = REDUCED HEADROOM BELOW 1.5m / 5'0"



CELLAR
15.6 SQ M / 168 SQ FT



GROUND FLOOR
28.6 SQ M / 308 SQ FT



FIRST FLOOR
28.4 SQ M / 306 SQ FT



SECOND FLOOR
12.6 SQ M / 136 SQ FT
(EXCLUDING EAVES)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.