







19 Exley Avenue

Walkley • Sheffield • S6 2WH

Asking Price £200,000

This charming two double bedroom terrace on Exley Avenue is perfectly suited to first-time buyers, professionals or investors alike, offering stylish accommodation arranged over three floors in the ever-popular Walkley area. Blending rustic character with a cosy homely feel, the property enjoys tasteful interiors, versatile living space and a stunning enclosed rear garden with a substantial workshop, ideal for anyone working from home. The accommodation begins with a welcoming dining kitchen fitted with a range of units and enjoying a pleasant rear aspect, with space for a breakfast table, tiled splashbacks and space for appliances. Steps lead down to the cellar, which has been partially converted and benefits from a window, creating a useful storage area or occasional living space. To the front of the property, the inviting living room features varnished floorboards, a feature fireplace and a log burner, all complemented by warm tones that enhance the cosy atmosphere. On the first floor, the front-facing double bedroom is light and airy, featuring rustic varnished floorboards, a feature fireplace and hanging rails fitted within the alcoves for wardrobe storage. The beautifully styled bathroom is fitted with a traditional suite including a freestanding roll-top bath, decorative panelling and a chrome heated towel rail. The second floor provides a versatile additional bedroom or living space, enjoying cheerful décor, painted floorboards and a front-facing dormer window. There is also useful storage access within the eaves. Outside, the property benefits from a front forecourt with iron railings, while to the rear, accessed via a communal passageway, is a fully enclosed and secluded courtyard garden. Thoughtfully designed with a stone terrace, reclaimed brick raised beds and a feature pond, this stunning outdoor space provides an ideal setting for relaxing or entertaining. A substantial workshop adds further appeal and would perfectly suit those seeking a dedicated home working space. Exley Avenue is well placed for easy access to Sheffield city centre, the universities and principal hospitals, while enjoying the excellent amenities that Walkley has to offer. Ruskin Park is close by, along with a variety of local shops, cafés and green spaces, making this a superb location for a wide range of buyers.





- Attractive Mid Terrace
- 2 Double Bedrooms
- Traditional Bathroom & Roll Top Bath
- Cosy Lounge & Log Burner
- Stylish, Rustic Interior

- Ideal for First Time Buyers
- Spacious Summer House / Workshop
- Enclosed Rear Garden
- Lease 800 Years from March 1913
- Council Tax Band A, EPC Rating D

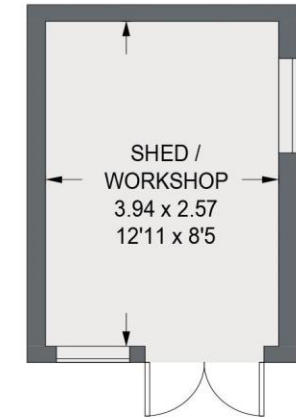


19 EXLEY AVENUE

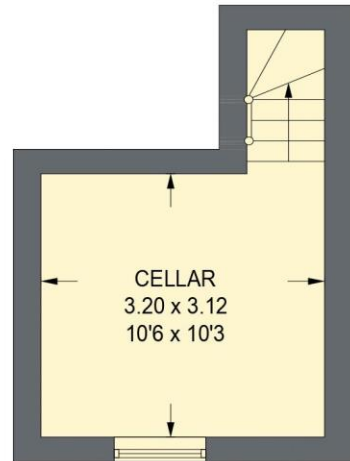
APPROXIMATE GROSS INTERNAL AREA = 78.2 SQ M / 842 SQ FT (INCLUDING CELLAR)

OUTBUILDING = 10.1 SQ M / 109 SQ FT

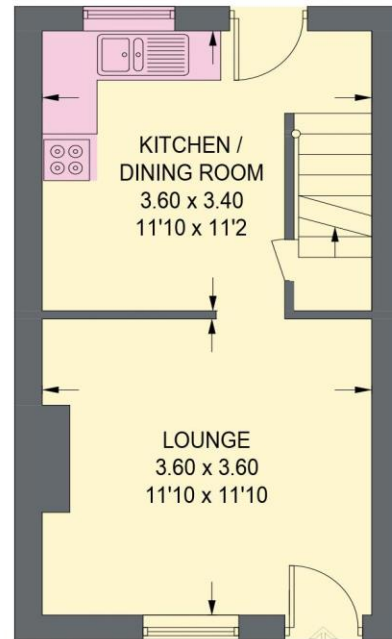
TOTAL = 88.3 SQ M / 951 SQ FT (EXCLUDING EAVES)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



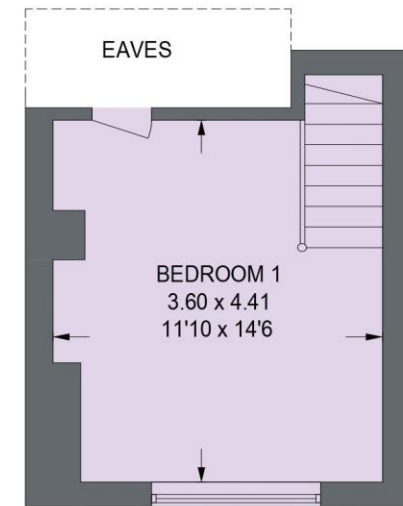
CELLAR
11.3 SQ M / 121.8 SQ FT



GROUND FLOOR
25.5 SQ M / 274.8 SQ FT



FIRST FLOOR
25.5 SQ M / 274.8 SQ FT



SECOND FLOOR
15.8 SQ M / 170.6 SQ FT

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

(IDMRP2025)

