



Camborne Road

Sheffield, S6 1HN

Offers In Excess Of £250,000

- 5 BED DETACHED
- SUBJECT TO RESERVE PRICE
- SET ON A SIZEABLE LEAFY PLOT ON A SOUGHT AFTER ROAD IN THE AREA
- SET OVER THREE FLOORS
- REQUIRE MODERNISATION/UPGRADING



- FOR SALE BY MODERN METHOD OF AUCTION
- Ts & Cs Apply
- BUYER FEES APPLY
- HOSTS PLENTY OF POTENTIAL
- SCOPE TO RECONFIGURE OR EXTEND
- COUNCIL TAX BAND D

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MODERN METHOD OF AUCTION! Looks can be deceiving — while this property appears to be a bungalow from the road, in reality it is a substantial five bedroom detached house arranged over three floors, bursting with retro charm and bags of potential. Seeing really is believing!

The property does require some upgrading and modernisation throughout, but this presents a fantastic opportunity for buyers to add their own stamp and create a home tailored entirely to their taste. There is further scope to extend the property, subject to the necessary permissions, while the generous and versatile layout also offers plenty of options to reconfigure the existing space to suit your lifestyle.

Set on a leafy plot bordering woodland, the property benefits from a sizeable garden and ample off road parking. It occupies a sought-after, leafy road within the area, offering the perfect balance of peaceful surroundings and everyday convenience — within walking distance to an array of local amenities, a short drive into Sheffield city centre, and with direct road links to the M1. The property is also surrounded by reputable schools and well served by good public bus routes.

This is a rare opportunity to acquire a home of real character, space and huge potential — early viewing is highly recommended.

ENTRANCE PORCH

Through wood glazed French doors leads into a small porch area, perfect for muddy paw or wellies, tiled flooring, light and glazed uPVC door leading into the hallway.

ENTRANCE HALL

A roomy entrance hall greets you, featuring wonderful retro wood panelling that hints at the home's seventies character. A large built-in storage cupboard doubles as a cloakroom, while a wall mounted radiator and telephone point add practicality. The hallway is crowned by an impressive cantilever, floating staircase rising to the first floor — a real statement feature.

KITCHEN

10'10 x 9'9 (3.30m x 2.97m)

A contemporary kitchen hosting medium wood wall and base units providing plenty of storage, with contrasting black work surfaces and an inset stainless steel one and a half bowl sink. An inset gas hob with extractor fan above sits alongside an integrated electric oven and grill, with under counter space and plumbing for both a washing machine and dishwasher. Inset spotlighting and two uPVC windows complete the room, with a wall mounted radiator providing warmth. For those seeking a more open plan feel, there is scope to knock through into the adjoining living area, subject to the necessary permissions.

LIVING ROOM

16'7 x 13'3 (5.05m x 4.04m)

A light and airy living room, drenched in natural light through a large rear facing uPVC window and a further window to the side elevation, showcasing wonderful views over the garden and woodland beyond. A characterful red brick fireplace with gas coal effect fire provides a striking focal point and a cosy feel during the winter months. Completed with aerial point, telephone point, two wall mounted radiators and wooden French doors opening out into the dining room, creating a fantastic social space.

DINING ROOM

11'5 x 9'0 (3.48m x 2.74m)

A generously sized dining room with two tall uPVC windows, wall mounted radiator and uPVC French doors opening out onto the veranda. While currently not structurally sound and in need of some upgrading and strengthening before use, the elevated veranda is a great addition to the household and would make a wonderful space to enjoy during the summer months once restored.

BEDROOM 1

15'0 x 12'3 (4.57m x 3.73m)

An impressively sized master bedroom hosting two walls of fitted cream wardrobes and vanity unit, aerial point, wall mounted radiator and uPVC rear window overlooking the garden.

BEDROOM 2

11'6 x 10'10 (3.51m x 3.30m)

A further good sized double bedroom, hosting a built in wardrobe, wall mounted radiator and uPVC window. Could also be used as a home office if needed or desired.

BATHROOM

A modern family bathroom, fully tiled in serene natural tones, comprising a corner shower cubicle, wall mounted ceramic hand basin and low flush WC. Completed with wall mounted radiator, inset spotlighting and frosted uPVC window.

LANDING

A long landing hosting a uPVC window over the staircase and loft hatch, with doors leading to three further bedrooms and washroom/WC.

BEDROOM 3

17'8 x 11'11 (5.38m x 3.63m)

A sizeable third bedroom, in need of some TLC, offering a great opportunity to put your own stamp on the space. Hosting a Velux window, hatches leading to the eaves and wall mounted radiator.

BEDROOM 4

13'4 x 12'7 (4.06m x 3.84m)

A further double bedroom hosting white fitted wardrobes and matching desk and drawers, wall mounted radiator, built in eaves storage cupboard and metal framed dormer window.

BEDROOM 5

9'10 x 8'11 (3.00m x 2.72m)

A great single bedroom benefiting from its own walk-in shower with electric shower, Velux window and wall mounted radiator. There is scope here to create a full bathroom or en-suite to service one of the adjoining bedrooms if desired.

WC

A handy addition to the top floor and any busy household, comprising white pedestal sink, low flush WC and uPVC window.

GROUND FLOOR WORKSHOP/GARAGE

22'3 x 16'10 (6.78m x 5.13m)

There is so much potential to be found beneath the house, with this sizeable workshop/garage offering wonderfully versatile space — further living accommodation, a games room, home gym, the possibilities really are endless. The room currently hosts lighting, electrics and a cold water tap, with a door leading through to a further large store room housing the combi boiler, lighting and sockets.

GARDEN ROOM

15'11 x 11'7 (4.85m x 3.53m)

Built around the veranda, using it as its roof, this uPVC sun room would need some upgrading to make it fully liveable, currently having no lighting or electrics and therefore used as a garden room/store at present. However, it holds real potential to be transformed into a lovely sitting room, outdoor bar, or whatever your imagination desires.

GARAGE

Offering secure parking or that extra storage we all crave, complete with up and over door.

EXTERIOR

The property lies on a very extensive plot, with plenty of scope to extend if desired, subject to the necessary permissions. The front of the property boasts leafy kerb appeal, with established trees, bushes and hedges surrounding a neat lawn, while a large gated driveway provides off road parking for at least three or four cars. To the rear is a well manicured, sun-drenched and south facing garden bordering woodland, hosting a sizeable lawn and well-stocked borders adding plenty of colour throughout the year.

Floorplan

Camborne Road, Sheffield, S6

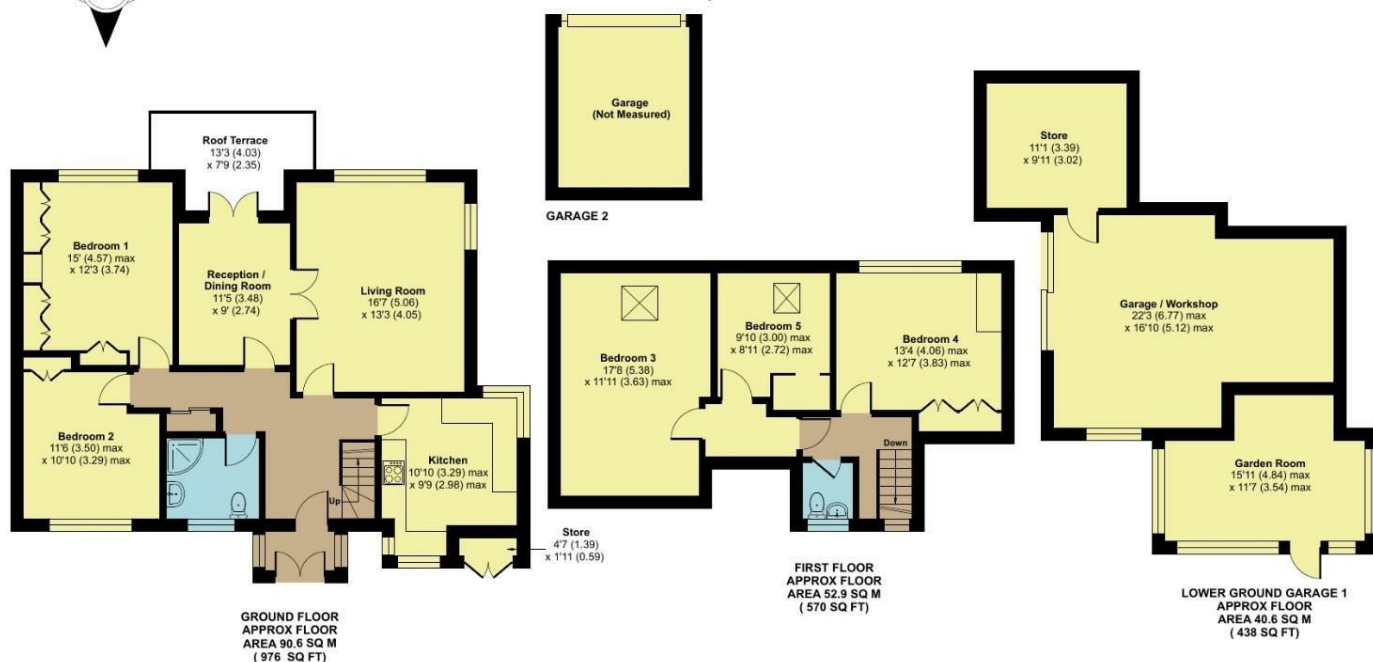
Approximate Area = 1546 sq ft / 143.6 sq m (excludes garage 2 & lean to)

Garage = 438 sq ft / 40.6 sq m

Outbuilding = 7 sq ft / 0.6 sq m

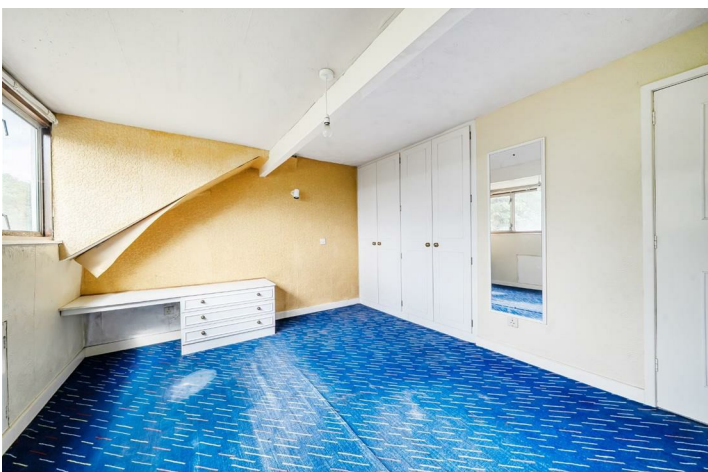
Total = 1991 sq ft / 184.8 sq m

For identification only - Not to scale



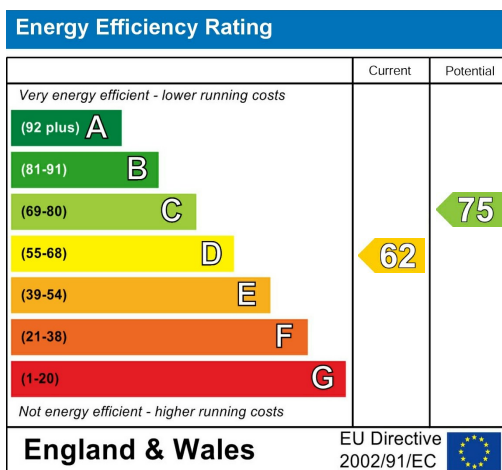
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1484420







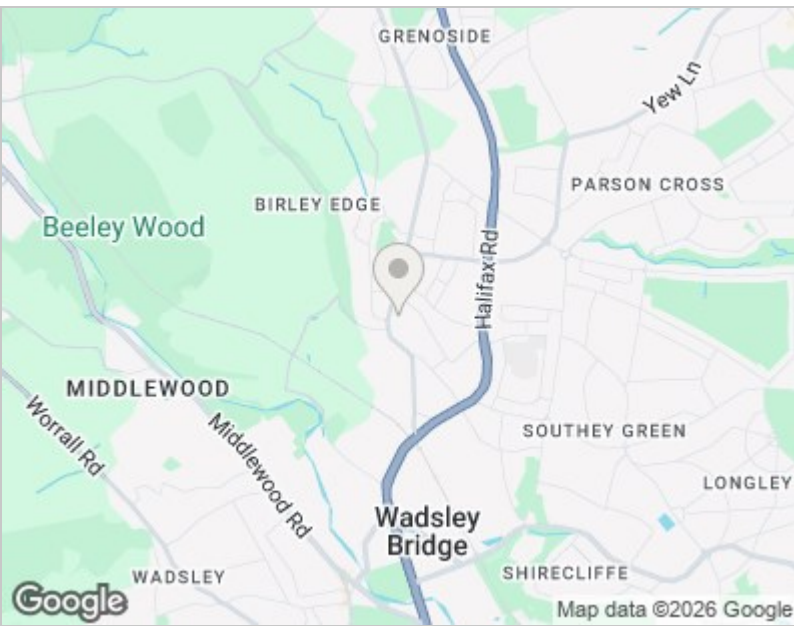
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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