







80 Upper Albert Road

Norton Lees • Sheffield • S8 9HT

Guide Price £265,000 - £280,000

An Immaculately Presented Three-Bedroom Home with Stunning Woodland Views. Beautifully presented throughout, this delightful three-bedroom home combines character features with stylish contemporary finishes and enjoys an enviable position backing onto woodland, creating a wonderful sense of privacy and tranquillity. A welcoming entrance lobby leads into the elegant bay-windowed living room, where plantation shutters, attractive panelled walls and a feature fireplace with an oak mantel create a warm and inviting focal point. Bespoke fitted storage units with shelving to either side further enhance this impressive reception room. To the rear of the property is a superb dining kitchen, fitted with an excellent range of shaker-style wall and base units complemented by granite worktops. Integrated appliances include a hob, oven, extractor hood and slimline dishwasher, while the dining area enjoys delightful views over the adjoining woodland, providing the perfect setting for everyday living and entertaining. A useful side lobby offers an additional entrance door together with an understairs storage cupboard. The first-floor landing gives access to three well-proportioned bedrooms, two of which benefit from fitted wardrobes, together with a contemporary shower room fitted with a white suite comprising a double shower enclosure, vanity unit, chrome ladder-style radiator and part-tiled walls. From one bedroom there is access to a versatile occasional room within the roof space, complete with a Velux window, offering an ideal space for a home office, hobbies or additional storage. Externally, the property is equally impressive. The front garden is attractively landscaped with mature shrubs and bushes, while Indian stone pathways lead to the beautifully designed rear garden. A raised entertaining patio enjoys wonderful woodland views, with steps leading to a lower pathway bordered by low-maintenance artificial lawn. A decked terrace at the foot of the garden adjoins the woodland, creating a peaceful outdoor retreat. There is also useful under-house storage, which houses the combination boiler. The property occupies a convenient position on Upper Albert Road, within easy reach of a wide range of local amenities including shops, cafés and regular public transport links. Graves Park, offering extensive green space, woodland walks and leisure facilities, is just a short distance away, while Sheffield city centre and the surrounding suburbs are easily accessible, making this an excellent location for professionals, first-time buyers and young families alike. Leasehold - 800 years from 1st June 1936 with a ground rent of £3.25 per annum.



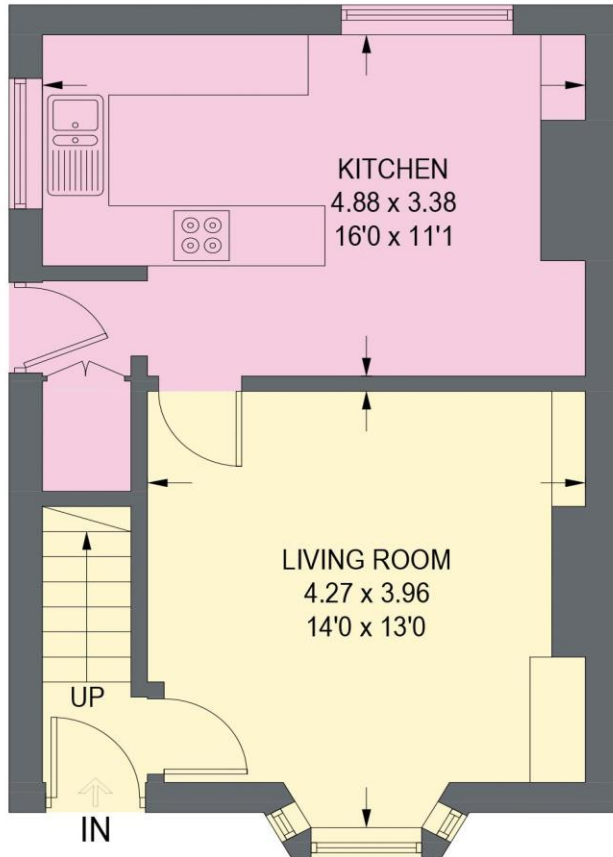


- Beautifully Presented Three-Bedroom Home
- Bay-Windowed Living Room with Plantation Shutters
- Feature Fireplace and Bespoke Fitted Storage
- Stunning Dining Kitchen with Granite Worktops
- Lovely Woodland Views to the Rear
- Contemporary Shower Room
- Versatile Occasional Room in the Roof Space
- Landscaped Rear Garden with Patio and Decking
- Useful Under-House Storage with Combination Boiler
- EPC Rating D & Council Tax Band B

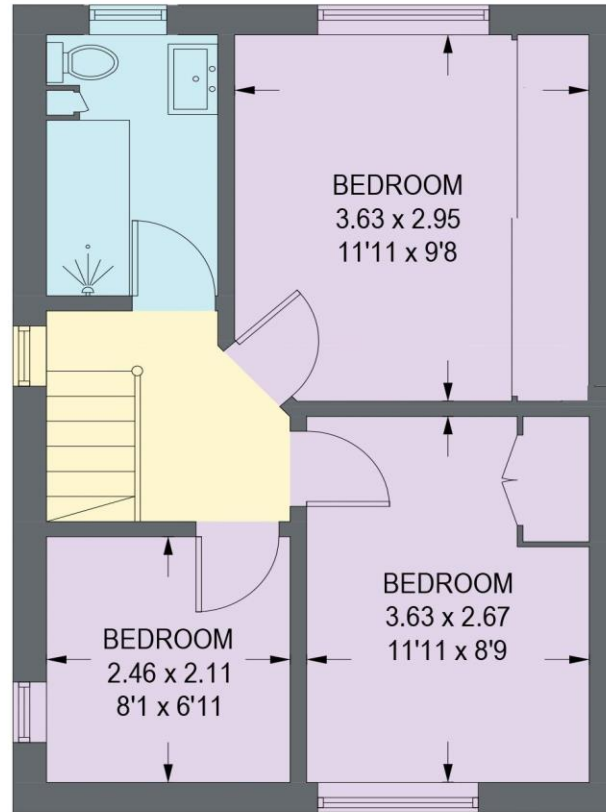


80 UPPER ALBERT ROAD

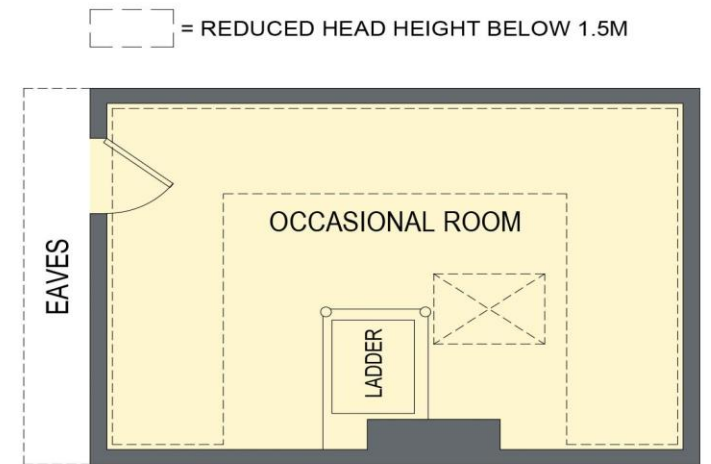
APPROXIMATE GROSS INTERNAL AREA =90.7 SQ M / 976 SQ FT
(EXCLUDING EAVES)



GROUND FLOOR
37.3 SQ M / 401 SQ FT



FIRST FLOOR
35.5 SQ M / 382 SQ FT



SECOND FLOOR
17.9 SQ M / 193 SQ FT

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

(IDMRP2025)



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