





53 Bowness Road

Sheffield • South Yorkshire • S6 2PQ

£270,000

GUIDE PRICE £270,000 to £280,000 A stunning stone-fronted three-bedroom mid-terrace home, individually designed and finished to an exceptional specification, occupying a sought-after position in the heart of Walkley, S6. Boasting an impressive open-plan living dining kitchen, a south-facing landscaped garden and a superb roof terrace, this is a truly unique home. A composite entrance door opens into a fabulous open-plan living dining kitchen, beautifully presented with tiled flooring, column radiators, recessed downlighting and newly fitted carpets to the living area. A contemporary shaker-style panelled media wall provides inset spaces for both a television and feature fire, creating an elegant focal point. The stylish kitchen is fitted with a range of modern pale grey units complemented by quartz worktops and a striking exposed brick feature wall. Integrated appliances include a Bosch dishwasher, Bosch oven and grill, four-ring gas hob with Bergström extractor hood, and a full-height fridge freezer. The combination boiler and Hive smart thermostat are neatly concealed within the kitchen cabinetry. Bi-folding doors open seamlessly onto the beautiful south-facing rear garden, creating an ideal space for indoor-outdoor living and entertaining. A staircase with recessed lighting, a stainless steel handrail and glass balustrade rises to the first-floor landing. The principal bedroom benefits from a comprehensive range of fitted furniture and a full-height mirrored feature wall. The luxurious bathroom is fully tiled and



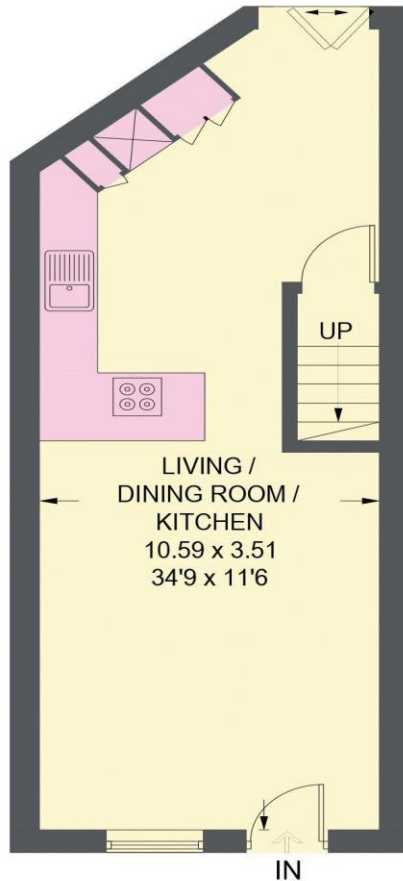
- Stunning 3 Bedroom Terrace in Walkley
- Open Plan Dining Kitchen
- Modern Bathroom
- First Floor Roof Terrace
- Integrated Bosch Kitchen Appliances

- Dormer Window With Far Reaching Views
- Feature Brick Wall
- Beautiful South Facing Garden
- Sought After location
- Council Tax band A

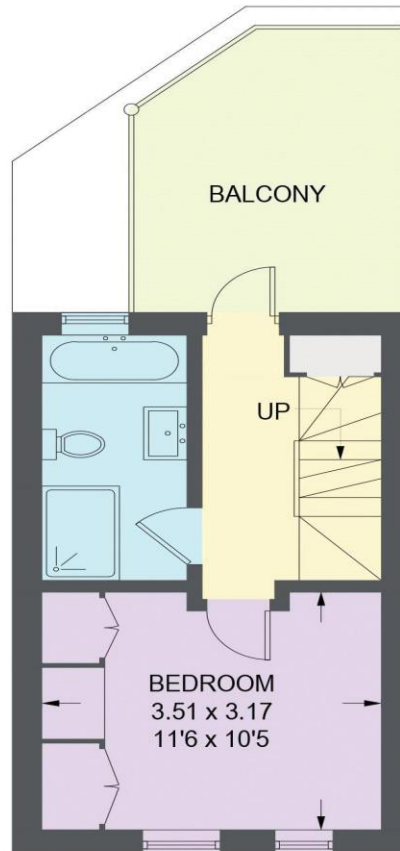


53 BOWNESS ROAD

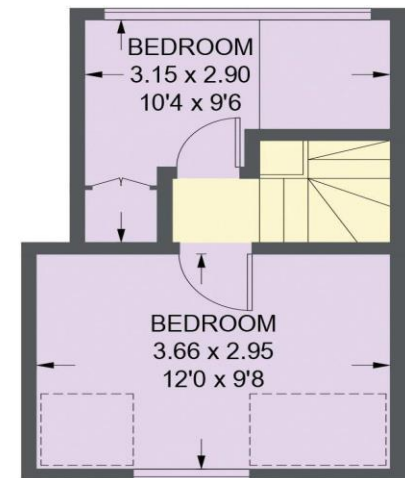
APPROXIMATE GROSS INTERNAL AREA = 78 SQ M / 838 SQ FT



GROUND FLOOR
34.8 SQ M / 374 SQ FT



FIRST FLOOR
23 SQ M / 247 SQ FT



SECOND FLOOR
20.2 SQ M / 217 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0

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.