



Nottingham Street, Sheffield, S3 9GH

Offers Over £100,000

 3  1  2



Why You'll Love It

Nottingham Street is a classic Sheffield terrace with all the right fundamentals for creating a standout home or profitable investment. The ground floor flows from a welcoming front living room into a spacious dining room, ideal for modern open-plan reimagining. Beyond this sits the traditional off-shot kitchen, ready for upgrading but offering a practical and efficient layout.

Upstairs, the first floor holds two well-proportioned bedrooms along with the bathroom. Each room offers generous natural light and solid room proportions, giving you plenty of scope to refine, refresh, and modernise. The top floor is home to the attic room: a superb space with excellent potential, whether used as a third bedroom, office, studio, or creative retreat.

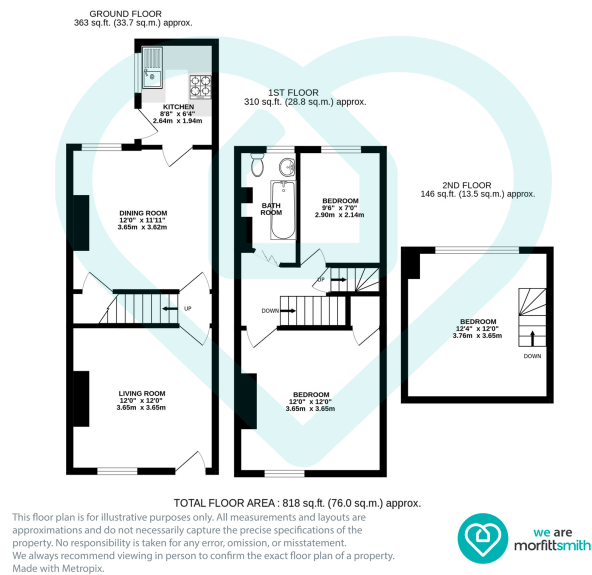
A rear yard accessed from the kitchen completes the picture, giving you outdoor storage possibilities or the chance to create a cosy seating area. While modernisation is required throughout, the footprint and location make this property an exceptional blank canvas—perfect for investors, first-time buyers seeking a project, or those with a vision for adding value.

Why We Love It

Nottingham Street sits in an exciting pocket of S3, positioned moments from some of Sheffield's most vibrant neighbourhoods. Kelham Island—with its craft breweries, indie cafés, artisan bakeries, and award-winning restaurants—is within easy reach, making weekends effortlessly enjoyable. The city centre, universities, and public transport links are also close by, offering convenience for both commuting and rental potential.

The area blends historic charm with modern regeneration, attracting young professionals, creatives, and long-term residents alike. With strong rental demand and ongoing investment in S3, this terrace sits perfectly for those seeking growth, stability, and a project with promise.





- Great Investment Opportunity • Generous Living Spaces
- Two Reception Rooms
- Three Good Sized Bedrooms
- Mid Terrace Home
- Great Links To Sheffield and Surrounding Areas
- On Street Parking
- Some Work Required Throughout
- Rear Yard
- Great For Commuting



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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