







## 52 Ulverston Road

Woodseats, • Sheffield • S8 0NY

Asking Price £210,000

An attractive two double bedroom end-terrace home, conveniently located in the ever-popular Woodseats area, offering stylish and well-presented accommodation arranged over two floors with the addition of a useful cellar space. The property benefits from combination gas central heating, double glazing, and a low-maintenance enclosed rear garden. The cosy front-facing living room is decorated in warm, neutral tones, creating a welcoming and homely feel, complemented by a plush neutral carpet. To the rear, an open-plan dining kitchen provides flexible living space, ideal for everyday dining and entertaining, with a pleasant outlook over the garden and an off-shot kitchen area. The kitchen is fitted with a range of white shaker-style units, topped with wood-effect worktops and stylish tiled splashbacks, and includes an integrated oven and gas hob. A cellar offers excellent additional storage or potential for further development, subject to the necessary consents. To the first floor are two generously sized double bedrooms, with the main bedroom featuring cheerful décor and a useful storage closet. The modern bathroom is fitted with a three-piece white suite, including a shower over the bath, and built-in storage housing the boiler. Externally, accessed via a communal passageway, is a private end-of-row, low-maintenance rear garden, featuring raised flower beds and a seating area, ideal for outdoor relaxation. Ulverston Road is a highly regarded location, well placed for local shops and amenities in both Abbeydale and Woodseats, a growing café culture, highly regarded schools, and excellent recreational facilities including The Climbing Works and Virgin Active. The area also offers convenient access to the city centre, Dore Train Station, the universities, hospitals, and the Peak District.





- Attractive Mid Terraced House in Woodseats
- 2 Good Sized Bedrooms
- Stylishly Presented Throughout
- Modern White Bathroom Suite
- Cosy Lounge with Neutral Decor

- Open Plan Dining Kitchen & Cellar
- Combination Boiler & Double Glazing
- Private Low Maintenance Rear Garden
- Leasehold, Details TBC
- Council Tax Band A, EPC Rating D



# 52 ULVERSTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 67.5 SQ M / 727 SQ FT

CELLAR = 13.4 SQ M / 144 SQ FT

TOTAL = 80.9 SQ M / 871 SQ FT

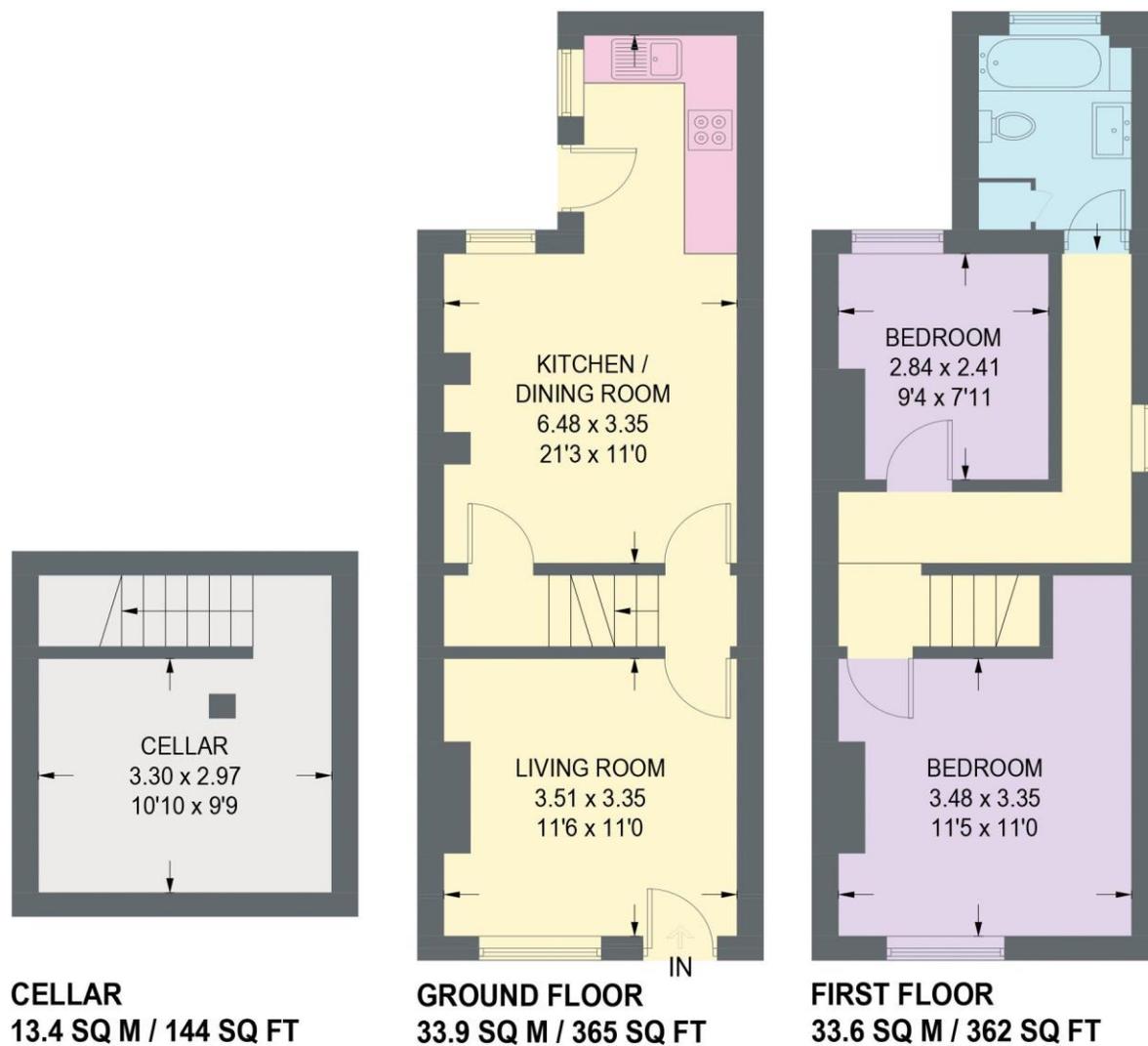


Illustration for identification purposes only,  
measurements are approximate, not to scale.

