







31 Barkers Road

Nether Edge • Sheffield • S7 1SD

Guide Price £425,000 - £450,000

A beautiful four-bedroom, two-bathroom, stone-fronted period mid-terrace, occupying an elevated position on a sought-after, tree-lined road within the Nether Edge Conservation Area. Full of character, charm and period features, this attractive family home is ideally placed for excellent local schools within catchment, while being just a short walk from the area's popular cafés, restaurants, independent shops and amenities. Arranged over three floors, the property offers spacious and versatile accommodation, a private rear garden and potential for further development, subject to the necessary consents. A welcoming entrance hallway features a wooden floor, useful cloakroom and shoe storage. The impressive open-plan living space is dual aspect, creating a bright and sociable heart to the home. The bay-fronted living room has a log burner set on a tiled hearth, bespoke alcove storage, neutral décor, carpet and attractive coving. This flows into a light and airy dining area, which also provides a flexible family space, with a generous window overlooking the rear garden. The fitted kitchen has a tiled floor and splashbacks, with space and plumbing for appliances. A rear door leads onto the garden, while access is also provided to the two-cellar basement, offering excellent cold storage, pantry shelving and potential for further development. To the first floor is a family bathroom with modern white suite, partial tiling and shower over the bath, alongside a separate WC. There are two double bedrooms, including a rear-facing bedroom with built-in wardrobe storage and a generous front-facing master bedroom featuring a period fireplace, wooden sash windows and a lovely leafy outlook. The second floor provides two further double bedrooms, both with modern décor, carpeting and useful eaves storage, together with a separate shower room. A Velux window brings natural light to the staircase and landing, with useful bookshelf space. The elevated front garden is attractively planted, providing privacy and kerb appeal. To the rear, accessed via a communal passageway, is a fully enclosed private garden with lawn, colourful planted borders and a raised stone terrace, ideal for outdoor dining and entertaining. There is also a coal shed, log store and secure outhouse providing utility space and additional storage. Nether Edge is a highly regarded and friendly residential area, popular with families and known for its attractive period homes, excellent schools and strong community feel. The property is situated within the Nether Edge Conservation Area, adding to the character and appeal of this established residential setting. The property is close to local cafés, restaurants, independent shops and amenities, with excellent transport links into Sheffield city centre. Endcliffe Park, Chelsea Park, Ecclesall and Millhouses are also within easy reach, offering plenty of opportunities for walks, recreation and enjoying the outdoors.





- Stone-Fronted Period Mid-Terrace
- 4 Double Bedrooms & 2 Bathrooms
- Arranged Over 3 Levels Plus Cellar
- Open Plan Flexible Family Space
- Outbuildings Offering Further Potential
- Private Enclosed Rear Garden
- Part of Nether Edge Conservation Area
- Excellent School Catchment
- Lease - 800 years 24/06/1899 £4pa
- Council Tax Band C, EPC Rating TBC



31 BARKERS ROAD

APPROXIMATE GROSS INTERNAL AREA = 143.9 SQ M / 1549 SQ FT

CELLAR = 17.0 SQ M / 183 SQ FT

OUTBUILDING = 6.3 SQ M / 68 SQ FT

TOTAL = 167.2 SQ M / 1800 SQ FT



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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868