





## 42 Dodd Street

Sheffield • South Yorkshire • S6 2NR

Guide Price £170,000 - £190,000

Offered to the market with no onward chain, this deceptively spacious two double bedroom mid-terrace property occupies a convenient position on a popular tree-lined road in the sought-after area of Lower Walkley. Benefitting from generous room proportions throughout and a rear garden offering excellent potential for landscaping, this property presents an ideal opportunity for first-time buyers, investors or those looking to put their own stamp on a home. A composite entrance door opens into a welcoming hallway with useful cloak-hanging space. To the front of the property is a well-proportioned living room featuring a period-style fireplace with wooden surround, decorative coving and carpeted flooring. To the rear is a particularly spacious dining kitchen, fitted with a range of wall and base units complemented by tiled splashbacks. There is space and plumbing for freestanding appliances, along with ample room for a dining table, creating a fantastic social hub of the home. The kitchen enjoys views over the rear garden and benefits from a rear access door, while stairs descend to the cellar, providing excellent additional storage. To the first floor, the principal bedroom is exceptionally generous in size, featuring two front-facing windows and extensive built-in storage. The second bedroom is another good-sized double room positioned to the rear, enjoying pleasant views over the garden. A substantial walk-in storage cupboard provides valuable additional storage and also offers access to the loft space. The bathroom is fitted with a three-piece white suite, partially tiled, and includes a shower over the bath. Outside, the rear garden offers a blank canvas for purchasers to create their own private outdoor retreat, with plenty of scope for landscaping and improvement. The garden also benefits from secondary rear gate access. Ideally situated within the popular Lower Walkley area, the property is well placed for a range of local amenities, reputable schools, parks and excellent transport links. Sheffield City Centre, the universities and major hospitals are all within easy reach, making this an attractive home for a variety of buyers.



- Spacious Mid Terrace in S6
- 2 Double Bedrooms
- Generous Dining Kitchen
- Living Room with Feature Fireplace
- Lovely, Light & Airy Interior

- Convenient Location
- Great Potential to Develop
- Enclosed Rear Garden
- Lease 700 Years plus left on lease, £1.65pa
- Council Tax Band A, EPC Rating D

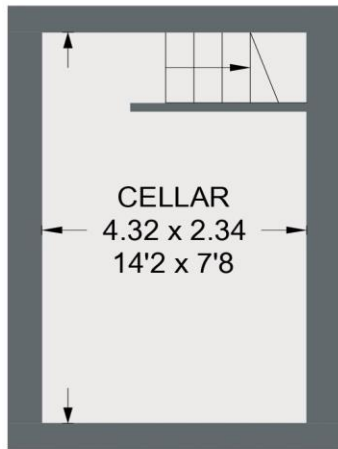


# 42 DODD STREET

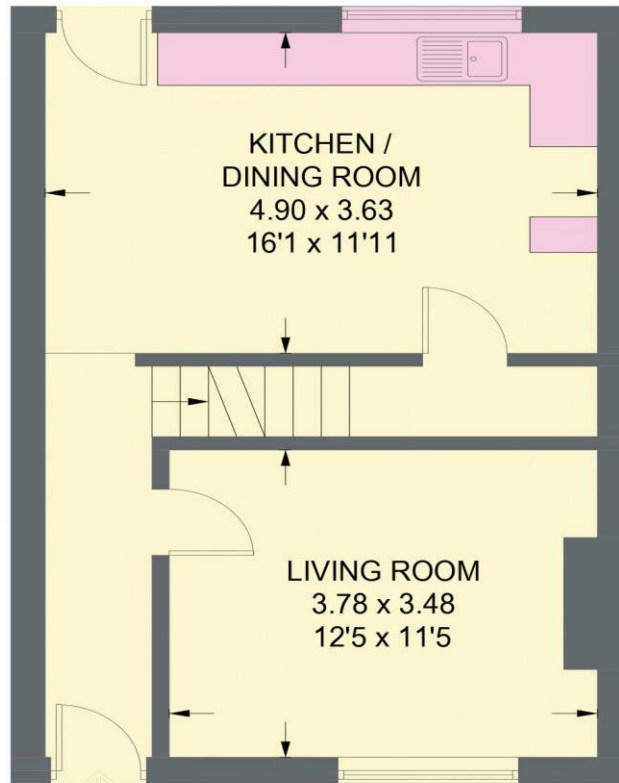
APPROXIMATE GROSS INTERNAL AREA = 81.1 SQ M / 873 SQ FT

CELLAR = 10.4 SQ M / 112 SQ FT

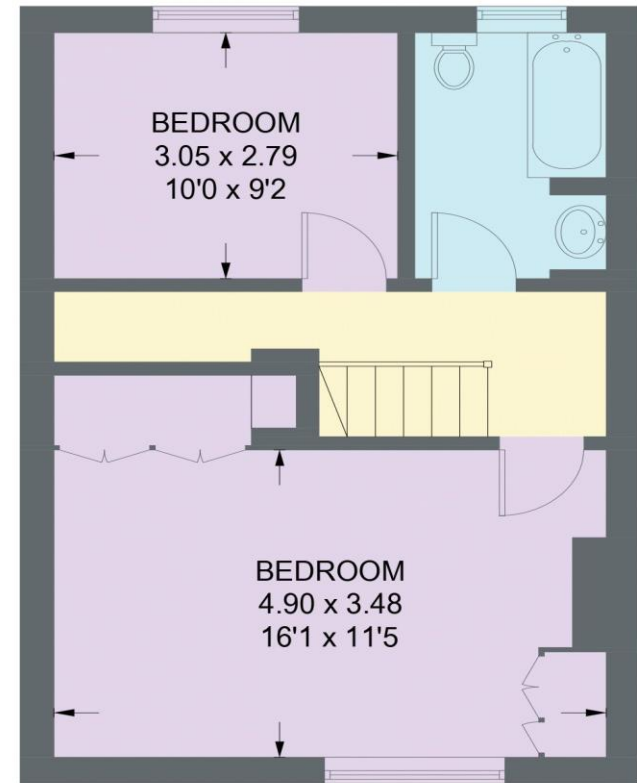
TOTAL = 91.5 SQ M / 985 SQ FT



**CELLAR**  
10.4 SQ M / 112 SQ FT



**GROUND FLOOR**  
40.7 SQ M / 438 SQ FT



**FIRST FLOOR**  
40.4 SQ M / 435 SQ FT

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.