







## 170 Heavygate Road

Crookes • Sheffield • S10 1PJ

Guide Price £300,000 - £320,000

A stunning three double bedroom stone-built terrace arranged over four levels, ideally positioned on Heavygate Road in the ever-popular Crookes area of S10. This impressive home offers a wonderful blend of character, modern style and far-reaching views, making it ideal for professionals, families or investors alike. The property opens into a welcoming dining room that creates an excellent first impression, finished in bold, modern tones while retaining a warm and inviting atmosphere, a perfect space for entertaining or everyday dining. To the rear, enjoying fabulous far-reaching views, is a cosy living room decorated in a warm, neutral palette and centred around a period fireplace, creating a relaxing and characterful retreat. An attractive oak and glass staircase leads down to the lower ground floor kitchen, which is fitted with rustic tiled flooring, gloss units, wooden worktops and stylish mosaic tiling. The kitchen includes an integrated oven, Zanussi hob, space for appliances and a breakfast bar, combining practicality with contemporary design. Beyond the kitchen, a door leads to a converted basement room, offering a highly versatile space ideal for use as a gym, home office or playroom. This room benefits from a cloakroom with WC, generous built-in storage, and clever lighting, making it a truly functional additional living area. On the first floor, there is a spacious double bedroom finished in calm, relaxing décor, featuring carpeted flooring, a feature fireplace and a useful built-in closet. The generous bathroom includes a large bathtub and is partially tiled, providing a comfortable and practical space. A further staircase leads to the top floor, where there are two additional double bedrooms, both beautifully decorated and filled with natural light. These bright and airy rooms benefit from a front-facing Velux window and a rear dormer, maximising space and making the most of the impressive views. Externally, the property enjoys a private, enclosed outdoor space, ideal for low-maintenance enjoyment, while on-street parking is available to the front. Heavygate Road is perfectly positioned within walking distance of Crookes village, offering an excellent selection of independent shops, cafés, pubs and amenities. The property also benefits from excellent transport links to Sheffield city centre, nearby hospitals and universities, and easy access to green spaces and countryside walks.



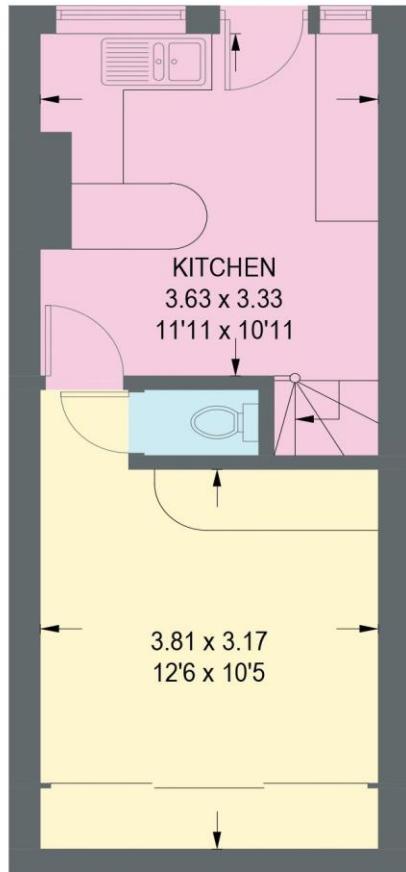


- Stunning Stone Fronted Terrace
- 3 Double Bedrooms
- 2 Stylish Reception Rooms
- Wonderful Blend of Character & Modern Style
- Spacious Bathroom
- Beautiful Accommodation Over 4 Levels
- Popular Location in Crookes, S10
- Private, Enclosed Low Maintenance Rear Garden
- Freehold
- Council Tax Band A, EPC Rating E

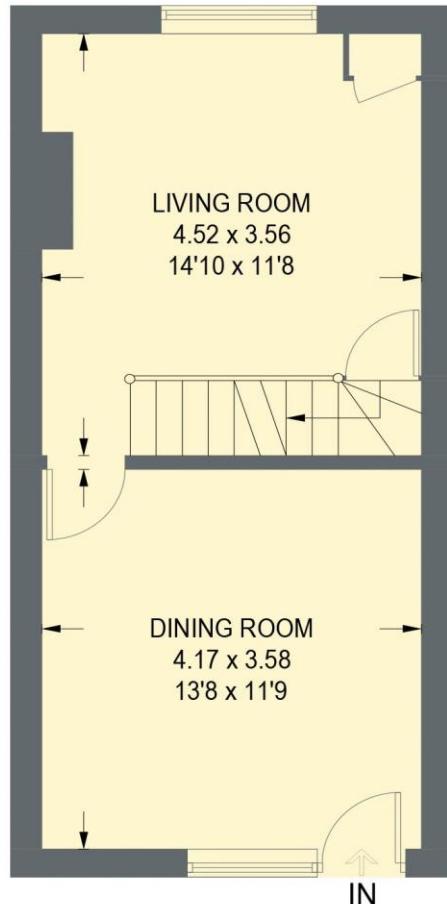


# 170 HEAVYGATE ROAD

APPROXIMATE GROSS INTERNAL AREA = 112.8 SQ M / 1214 SQ FT



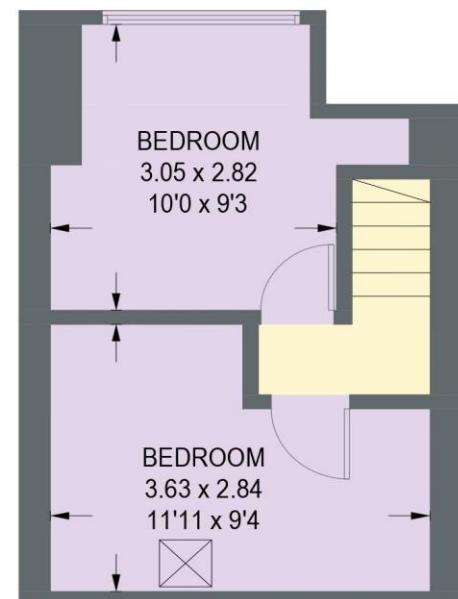
**LOWER GROUND FLOOR**  
28.4 SQ M / 306 SQ FT



**GROUND FLOOR**  
31.9 SQ M / 343 SQ FT



**FIRST FLOOR**  
31.7 SQ M / 341 SQ FT



**SECOND FLOOR**  
20.8 SQ M / 224 SQ FT

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



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