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11 Kirkstone Road

Lower Walkley • Sheffield • S6 2PN

Guide Price £200,000 - £210,000

An attractive three-bedroom, stone-fronted mid-terrace property, arranged over three levels and offered to the market with no onward chain. Boasting generous and versatile accommodation, a spacious dining kitchen, useful cellar, utility area and end-of-row garden, this appealing home offers excellent potential for a range of buyers. The ground floor opens into a welcoming front living room, featuring a charming stone hearth with inset fire, grey-toned décor and carpeting, creating a homely and comfortable space to relax. To the rear is a spacious dining kitchen, fitted with a range of wall and base units, tiled splashbacks and contrasting worktops, together with an integrated oven and gas hob. There is ample room for a dining table, while access is provided to the useful cellar. A separate rear utility area offers additional storage, plumbing for appliances, a sink and a door leading outside. To the first floor, the front-facing double bedroom is a good size and benefits from neutral grey décor, carpeting and useful under-stairs storage. The rear-facing single bedroom overlooks the garden and would make an ideal home office, nursery, child's bedroom or hobby room. Completing this floor is a shower room fitted with a shower cubicle, WC and wash hand basin. Stairs lead to the second floor, where a further double bedroom provides flexible additional living space. Featuring neutral décor, a rear-facing Velux window and access to the eaves for storage, this room offers versatility to suit a variety of needs, whether as a principal bedroom, guest room or additional workspace. Externally, the property benefits from a front forecourt set back from the road. To the rear, accessed via a communal passageway, is a garden situated at the end of the row. Featuring low-maintenance grey slate flooring and boundary fencing, the space offers potential to be fenced off to create a more private outdoor area. Situated in the popular residential area of Walkley, the property is well placed for access to a range of local shops, cafés and everyday amenities, with further facilities available in nearby Hillsborough and Sheffield city centre. The area is well served by public transport links, providing convenient access to the city and surrounding districts. Walkley is also well positioned for access to local parks, green spaces and a variety of independent eateries, making it an appealing location for first-time buyers, professionals, couples and growing families alike.


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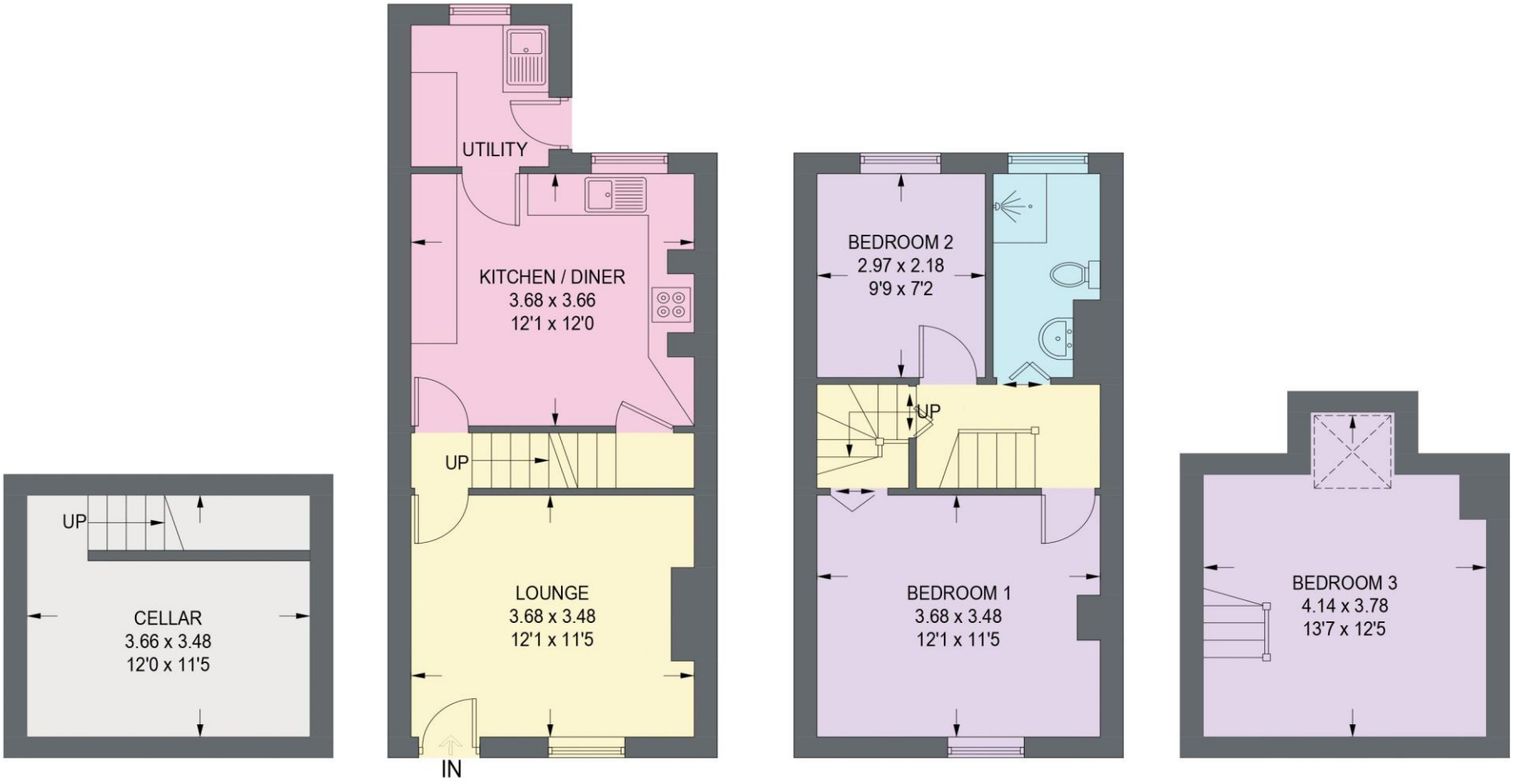


- Stone Fronted Mid Terrace in S6
- 3 Bedrooms & Shower Room
- Spacious Dining Kitchen
- Arranged Over 3 Levels Plus Cellar
- No Onward Chain
- Combination Boiler & Double Glazing
- Popular Location in Lower Walkley
- End of Row Rear Garden
- Tenure TBC
- Council Tax Band A, EPC Rating D



11 KIRKSTONE ROAD

APPROXIMATE GROSS INTERNAL AREA = 92.2 SQ M / 992 SQ FT



CELLAR
12.9 SQ M / 139 SQ FT

GROUND FLOOR
34.2 SQ M / 368 SQ FT

FIRST FLOOR
30.1 SQ M / 324 SQ FT

SECOND FLOOR
15.0 SQ M / 161 SQ FT

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

(IDMRP2025)

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.



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