







88 Mitchell Road

Woodseats • Sheffield • S8 0GR

Asking Price £290,000

An attractive, extended three-bedroom semi-detached family home, occupying a sought-after position within the ever-popular suburb of Woodseats. Beautifully presented throughout with a stylish interior, this impressive property has been thoughtfully extended to the rear to create a superb open-plan dining kitchen, perfectly suited to modern family living and entertaining, while enjoying an attractive enclosed rear garden. The property is approached via a gated forecourt, providing a pleasant degree of privacy from the road. Upon entering, a welcoming hallway leads to a cosy front-facing living room, featuring a generous bay window that fills the space with natural light. A charming fireplace with inset fire, stone hearth and oak mantel forms an attractive focal point, complemented by bold contemporary décor that creates a warm and inviting atmosphere. To the rear of the property is the standout feature of the home, a fabulous extended open-plan dining kitchen. Finished with wood-effect flooring and flooded with natural light, this impressive space offers the ideal hub for family life. The modern shaker-style kitchen is fitted with a range of quality units and integrated appliances including a fridge freezer, oven, microwave oven and dishwasher. A central island incorporates a Bora induction hob, additional storage and informal seating, creating a sociable cooking and dining environment. The dining area enjoys views over the garden and benefits from large sliding patio doors which open directly onto the outdoor space, seamlessly connecting inside and out. A useful adjoining utility area provides plumbing for appliances, additional storage and access to a ground floor WC. The first floor offers two well-proportioned double bedrooms, both beautifully presented with fresh modern décor and fitted carpets. The rear bedroom enjoys pleasant views over the garden and benefits from fitted storage. A third bedroom provides flexible accommodation, ideal as a nursery, home office or study. The family bathroom is fitted with a contemporary three-piece white suite, including a shower over the bath, stylish partial tiling and a chrome heated towel rail. There is also access to the loft space, providing valuable additional storage. Externally, the property continues to impress. The gated front forecourt enhances privacy and kerb appeal, while secure side access leads to a delightful enclosed rear garden. Designed for both relaxation and entertaining, the garden features a lawned area, patio seating space and beautifully stocked borders filled with colourful planting. Established hedging and a mature tree provide an attractive backdrop, creating a peaceful and private outdoor retreat. Mitchell Road enjoys an excellent position within the heart of Woodseats, one of Sheffield's most popular family-friendly suburbs. The area is well served by a range of local shops, cafés, supermarkets and everyday amenities, while reputable schools and nearby green spaces make it particularly appealing to families. Excellent transport links provide easy access to Sheffield City Centre and surrounding areas, with regular bus services and convenient road connections close at hand.





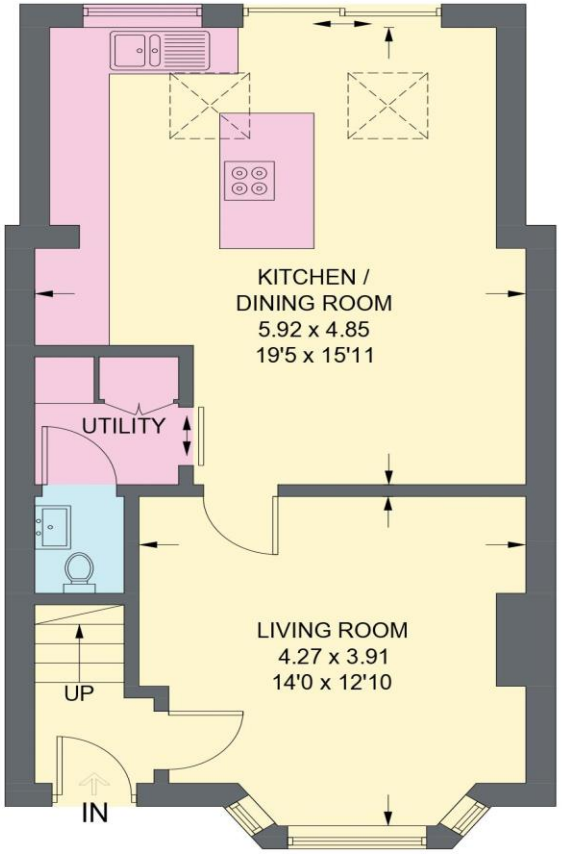




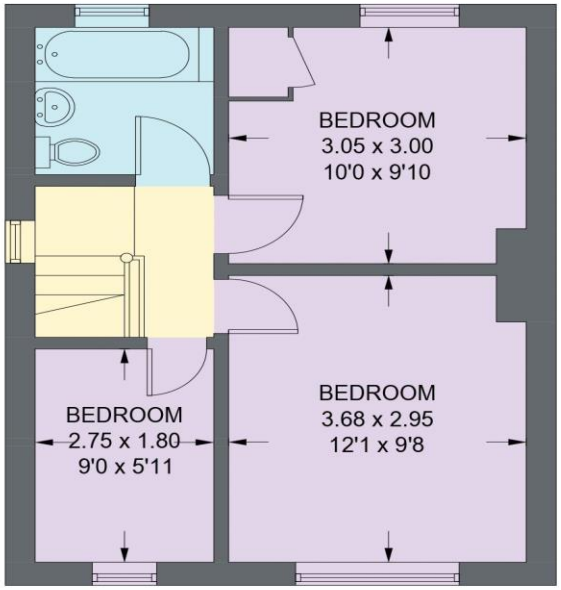
- Extended Semi Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Superb Open plan Dining Kitchen
- Contemporary Fitted Kitchen
- Dining Area Overlooking Garden
- Popular Location in Woodseats, S8
- Light & Airy Stylish Interior
- Stunning Landscaped Rear Garden
- Freehold
- Council Tax Band B, EPC Rating D

88 MITCHELL ROAD

APPROXIMATE GROSS INTERNAL AREA = 82.6 SQ M / 889 SQ FT



GROUND FLOOR
48.5 SQ M / 522 SQ FT



FIRST FLOOR
34.1 SQ M / 367 SQ FT

Illustration is 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.

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