







## 110 Freedom Road

Walkley • Sheffield • S6 2XE

Guide Price £270,000 - £280,000

Situated on the ever-popular Freedom Road in Walkley, this beautiful semi-detached home is offered to the market with no onward chain and benefits from a generous rear garden, offering exciting potential for landscaping and outdoor entertaining. The property enjoys a wonderfully light and airy interior, blending character features with tasteful modern touches throughout. The ground floor features a charming living room to the front of the property, full of character with stripped floorboards, warm homely pastel tones, and a beautiful period fireplace with a tiled hearth, creating an inviting space to relax. The front door is complemented by an attractive stained-glass transom above, adding to the home's period appeal. To the rear, the dining room provides an excellent entertaining space and continues the characterful theme with stripped floorboards, a striking exposed brick chimney breast, and a gas stove set upon a stone hearth, creating a cosy focal point. Access to the cellar can also be found from the dining room, providing useful additional storage. Beyond lies the attractive off-shot kitchen, fitted with a range of wooden units complemented by solid wooden worktops. Colourful decorative tiled flooring adds character and charm, while views over the rear garden enhance the bright and welcoming feel of the space. There is space for kitchen appliances, creating a practical kitchen well suited to modern living. Stairs rise to the first-floor landing. The principal front bedroom enjoys crisp white décor, a front-facing window, stripped floorboards, and the added benefit of a useful walk-in storage closet. A second bedroom overlooks the rear garden and offers a well-proportioned single room, ideal as a child's bedroom, nursery, home office, or study. The family bathroom is fitted with a modern three-piece white suite, featuring partial wall tiling, a shower over the bath with glass screen, and a contemporary chrome heated towel rail. A further staircase rises to the second floor, where a calm and cosy retreat awaits. Warm décor and soft carpeting enhance the inviting atmosphere, while a rear dormer window enjoys a leafy outlook. This versatile space provides an excellent double bedroom, although it could equally serve as an additional living area, hobby room, or home workspace. Externally, the property benefits from an attractive front forecourt enclosed by a stone wall and iron railings, creating a pleasant sense of privacy and enhancing the home's kerb appeal. To the rear is a generous garden featuring a quarry-tiled terrace, ideal for outdoor dining and entertaining, with steps descending to a lawn interspersed with wildflowers. Offering a wonderful sense of space, the garden presents significant potential for further landscaping and enhancement, creating a truly beautiful and private outdoor retreat. Located on Freedom Road in the heart of Walkley, the property enjoys an enviable position within one of Sheffield's most sought-after suburbs. Renowned for its vibrant community atmosphere, excellent local amenities, independent cafés, pubs and shops, Walkley also offers easy access to the city centre, universities and major hospitals. Nearby parks and green spaces provide excellent opportunities for outdoor recreation, while regular public transport links and convenient road connections make this a highly desirable location for professionals, families and first-time buyers alike.





- Beautiful Semi-Detached Home
- 3 Good Sized Bedrooms
- Blending Character & Modern Touches
- Light & Airy Decor
- arranged Over 3 Levels Plus Cellar

- Modern white Bathroom Suite
- Popular Location in Walkley S6
- Generous Rear Garden
- Freehold
- Council Tax Band A, EPC Rating E



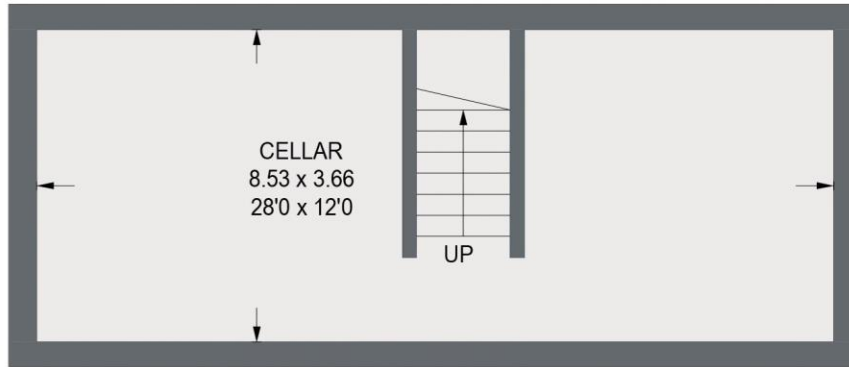


# 110 FREEDOM ROAD

APPROXIMATE GROSS INTERNAL AREA = 83.8 SQ M / 901 SQ FT

CELLAR = 31.4 SQ M / 338 SQ FT

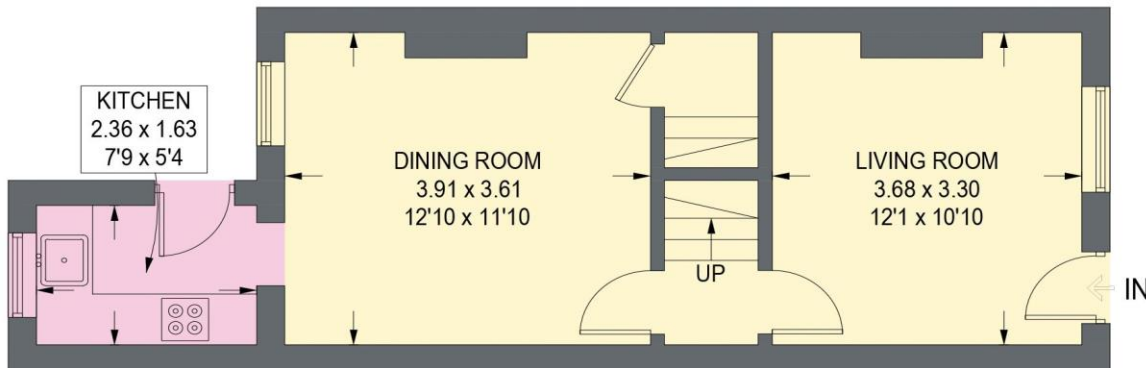
TOTAL = 115.2 SQ M / 1239 SQ FT



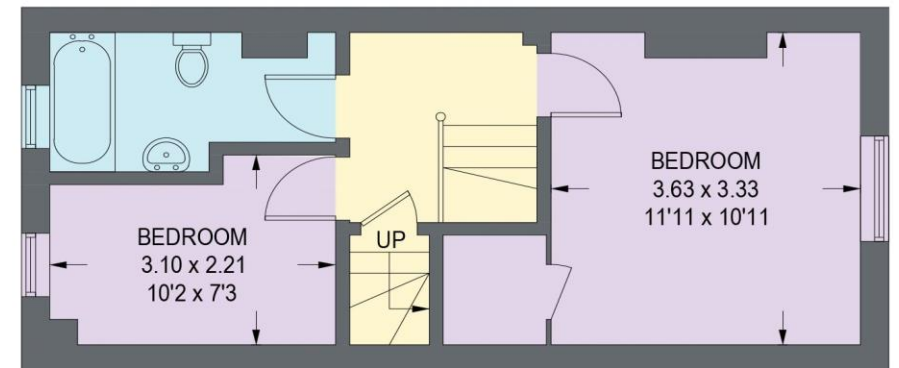
**CELLAR**  
31.4 SQ M / 338 SQ FT



**SECOND FLOOR**  
15.7 SQ M / 169 SQ FT



**GROUND FLOOR**  
36.1 SQ M / 388 SQ FT



**FIRST FLOOR**  
32.0 SQ M / 344 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1306832)



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