







## 25 Bowness Road

Sheffield • South Yorkshire • S6 2PQ

Guide Price £190,000 - £200,000

Recently refurbished, mid-terrace, stone-fronted home, positioned on a popular road just a stone's throw from Hillsborough and the Sheffield Supertram. Beautifully updated throughout, the property retains character features including period stripped doors, while offering light and airy accommodation finished in modern neutral décor—making it an ideal move-in ready home for first-time buyers. The property also benefits from occupying additional space over the passageway, enhancing the overall accommodation. The ground floor opens into a bright and welcoming living room, enhanced by a generous front window that floods the space with natural light, complemented by neutral décor and grey carpeting. To the rear is a dining room, which serves as the second reception room, enjoying views over the garden and providing access to the cellar. The cellar offers excellent storage and further potential for development, with a useful pantry area at the top of the steps. The off-shot kitchen is fitted with a matching range of units, an integrated oven and gas hob, and space and plumbing for a washing machine. A rear-facing window and door provide access out to the garden. On the first floor, there is a front-facing double bedroom finished in neutral tones with grey carpet, alongside a surprisingly spacious rear double bedroom overlooking the garden. The bathroom is fitted with a white three-piece suite, including a shower over the bath, and benefits from a useful storage cupboard. Stairs rise to the top floor, where a further spacious double bedroom features a rear Velux window, access to the eaves, and a versatile additional space ideal for use as an additional bedroom, workspace, or relaxation zone. Externally, the property benefits from a front forecourt providing privacy from the road. To the rear, access is provided via a communal passageway leading to a two-tiered decked outdoor space ideal for dining, relaxing, and entertaining. Bowness Road (S6) is a particularly attractive spot for first-time buyers, offering a peaceful, no-through road setting just moments from the heart of Hillsborough. The area combines a strong community feel with excellent convenience, with a wide range of local shops, cafés, and amenities nearby, as well as easy access to the Sheffield Supertram for quick links into the city centre. Surrounded by green spaces and with everything you need close at hand, it's an ideal location for those looking to step onto the property ladder in a well-connected yet relaxed neighbourhood.





- Stone Fronted Terrace in S6
- 3 Double Bedrooms
- 2 Reception Rooms
- Popular Location Close to Supertram
- Decked 2 Tier Terrace

- Additional Space Over Passageway
- Recently Renovated in Parts
- Combination Boiler & Double Glazing
- Tenure TBC
- Council Tax Band A, EPC Rating D





# 25 BOWNESS ROAD

APPROXIMATE GROSS INTERNAL AREA = 109.5 SQ M / 1179 SQ FT (INCLUDING CELLAR)

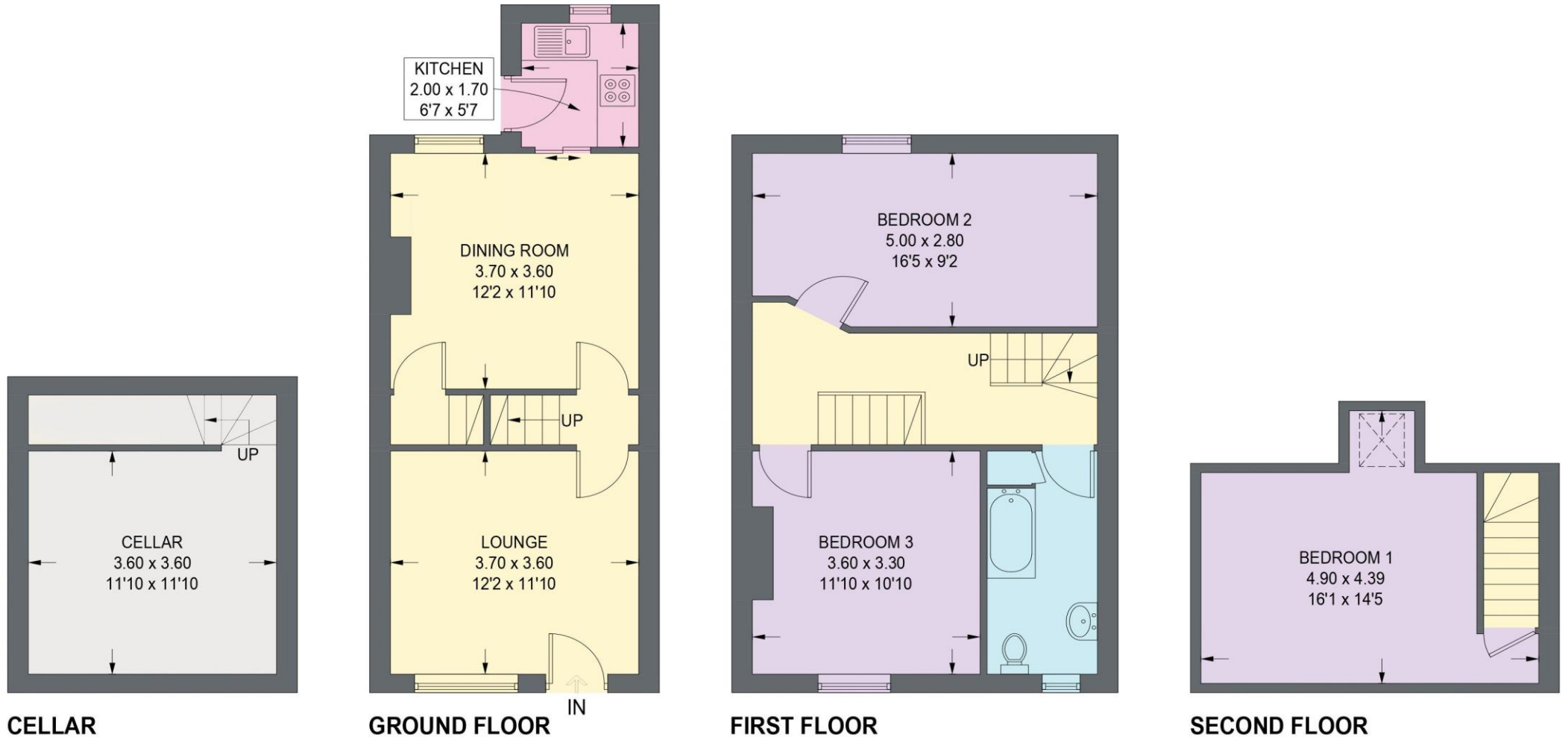


Illustration is for identification purposes only, measurements are approximate, not to scale.

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