







56 Mitchell Road

Woodseats • Sheffield • S8 0GR

Guide Price £280,000 - £300,000

A beautifully presented three double bedroom mid-terrace home, rich in period charm and finished with a light, airy interior throughout. The property boasts a stunning enclosed rear garden and is ideally situated in a highly sought-after location, further benefiting from valuable additional storage space above the communal passageway. Accessed via a side entrance door, the property opens into a front-facing cosy lounge, beautifully styled in a warm neutral palette. This inviting space features a log burner, bespoke storage and shelving, and made-to-measure shutters, creating a truly homely feel. To the rear is a light and airy open-plan dining kitchen, a versatile living space with wood-effect flooring and pleasant views over the garden. There is also access to the cellar, offering additional storage potential. The off-shot kitchen is finished in a shaker style with brass fittings, solid wooden worktops, and an integrated oven with gas hob, complemented by a stylish tiled splashback. There is space and plumbing for a fridge freezer and washing machine, along with a column radiator and a modern grey-toned finish throughout. A rear door provides direct access to the garden. On the first floor, the front-facing principal bedroom is a spacious double featuring on-trend wooden panelling, warm décor, a period fireplace, bespoke shutters, and a useful walk-in storage closet. A further smaller double bedroom sits to the rear, overlooking the garden, with wood-effect flooring and another period fireplace. The contemporary bathroom is finished in a striking monochrome style, comprising a modern white three-piece suite and a separate corner shower cubicle, with stylish wall tiling and a decorative tiled floor. Stairs rise to the second floor, where a dual-aspect, generously sized double bedroom provides a versatile space, ideal as a principal suite, guest room, or home office. The rear dormer window enjoys far-reaching views, while additional storage is available within the eaves and via built-in cupboards. The room is finished with neutral carpet and tasteful décor. Externally, accessed via a communal passageway, is a stunning enclosed rear garden. This attractive outdoor space features an Indian stone terrace, a lower lawn leading to a separate decked patio, and a variety of colourful planting that softens the space and creates a private retreat, perfect for relaxing or entertaining. Mitchell Road is ideally positioned within the ever-popular S8 district of Sheffield, particularly appealing to first-time buyers and growing families. The area offers a fantastic range of local amenities, including independent cafés, shops, and well-regarded schools, all within easy reach. Nearby green spaces such as Meersbrook Park and Heeley People's Park provide excellent opportunities for outdoor recreation, with panoramic views across the city. There are also superb transport links into Sheffield city centre, making it ideal for commuters. Combining a vibrant community feel with convenience and access to nature, this location continues to be one of Sheffield's most desirable places to live.





- Stunning Mid Terraced Family Home
- 3 Double Bedrooms
- Light & Airy Open Plan Dining Kitchen
- Cosy Lounge with Log Burner
- Period Charm & Homely Interior

- Walking Distance of Graves Park
- Popular Location in S8
- Stunning Landscaped Rear Garden
- Freehold
- Council Tax Band A, EPC Rating D





56 MITCHELL ROAD

APPROXIMATE GROSS INTERNAL AREA = 94.7 SQ M / 1019 SQ FT

CELLAR = 15.6 SQ M / 168 SQ FT

TOTAL = 110.3 SQ M / 1187 SQ FT

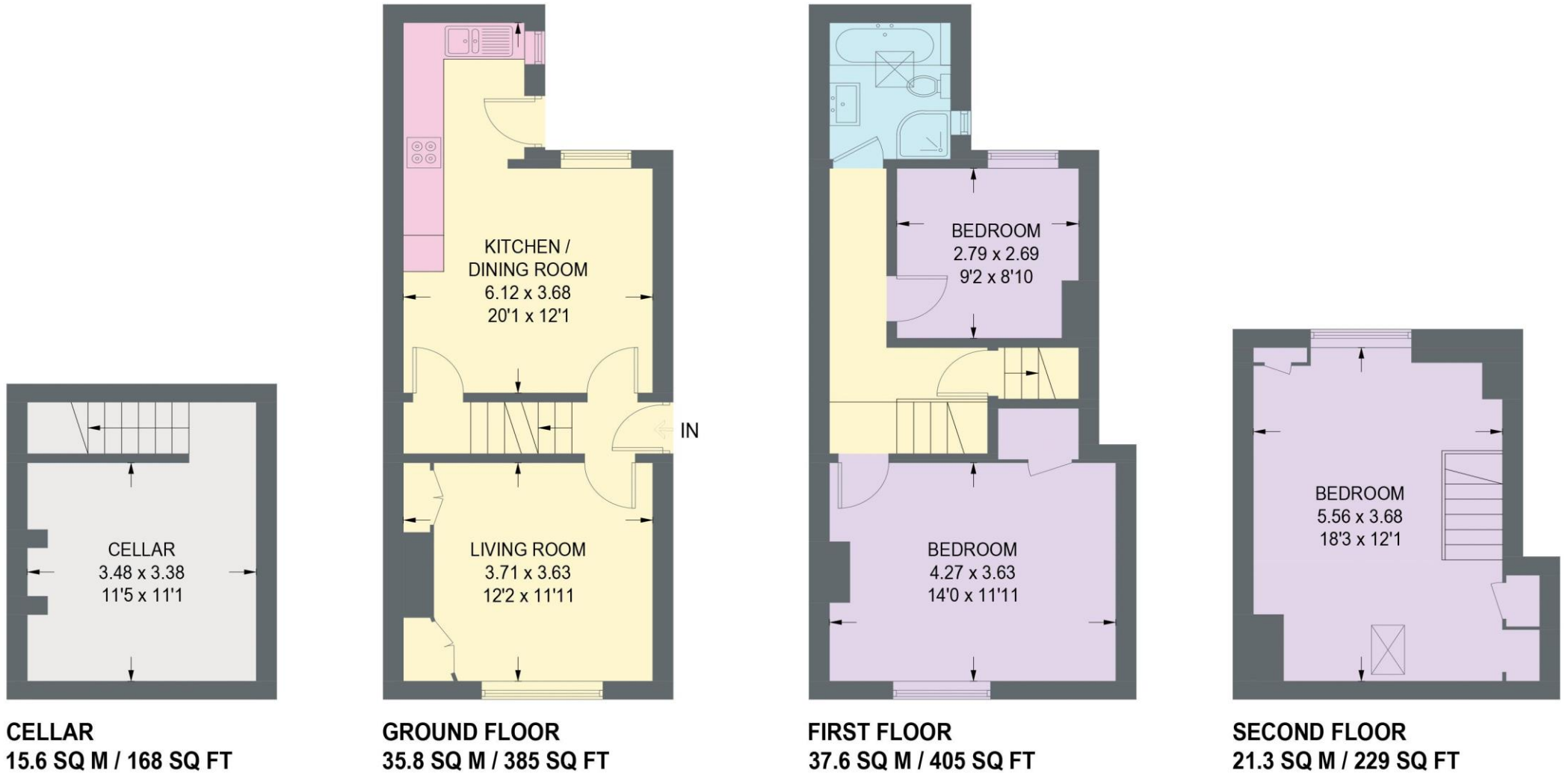


Illustration for identification purposes only,
measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868