





540 Richmond Road

Sheffield • South Yorkshire • S13 8NB

Guide Price £230,000 - £240,000

Extended semi-detached home situated on Richmond Road, a popular residential road, enjoying an elevated position and offering flexible, spacious accommodation throughout. The property features a generous open-plan living area, three bedrooms, a contemporary bathroom, driveway parking and an attractive enclosed rear garden. Steps rise to the front door, opening into a welcoming entrance hall with bold, stylish décor. To the front of the property is a bay-fronted living room finished in modern grey tones, complemented by a column radiator and contemporary flooring, creating a cosy and homely atmosphere. The property has been extended to the rear to provide a superb open-plan living space, offering flexibility for modern family living and entertaining. There is ample room for dining, with a step down to a comfortable sitting area featuring bifold doors that open onto the rear garden. The space flows seamlessly into the modern gloss kitchen, fitted with solid wooden worktops, brick-effect tiled splashbacks, a Stoves range cooker with gas hob, twin sink, integrated dishwasher, and under-counter fridge and freezer. To the first floor are two generously sized double bedrooms and a third bedroom currently utilised as a study, benefiting from built-in storage. The spacious contemporary bathroom is beautifully appointed with a freestanding bathtub, twin floating wash hand basins, a separate rainfall shower, and full-height tiling throughout. The bathroom also provides access to the loft space, which is ideal for storage. Externally, the property benefits from a driveway providing off-street parking, alongside an attractive front garden with steps rising to the entrance. To the rear is a fully enclosed private garden featuring a solid wooden terrace, patio seating area and lower lawn, bordered by established colourful planting that creates a secluded setting and a wonderful space to sit, relax and entertain. Richmond Road is a highly regarded residential location, popular with families and professionals alike. The area benefits from a wide range of nearby amenities, well-regarded schools, parks and green spaces, together with excellent transport links providing convenient access to surrounding districts and city-centre destinations. The combination of convenience, community and accessibility makes this a particularly desirable place to call home.



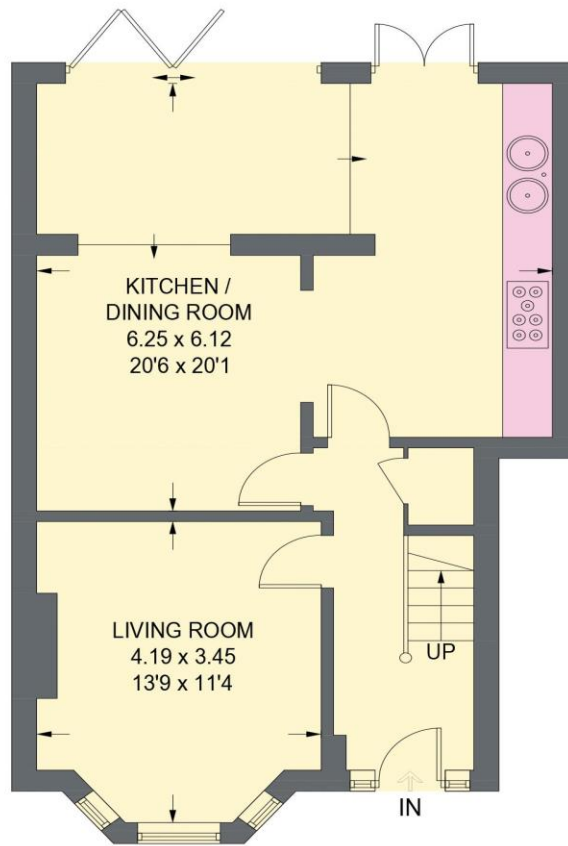
- Extended Semi Detached House in S13
- 3 Well Presented Bedrooms
- Open Plan Dining Kitchen
- Stunning Contemporary Bathroom
- Modern, Stylish Decor

- Popular Convenient Location
- Attractive Enclosed Rear Garden
- Off Street Parking
- Freehold
- Council Tax Band B, EPC Rating C

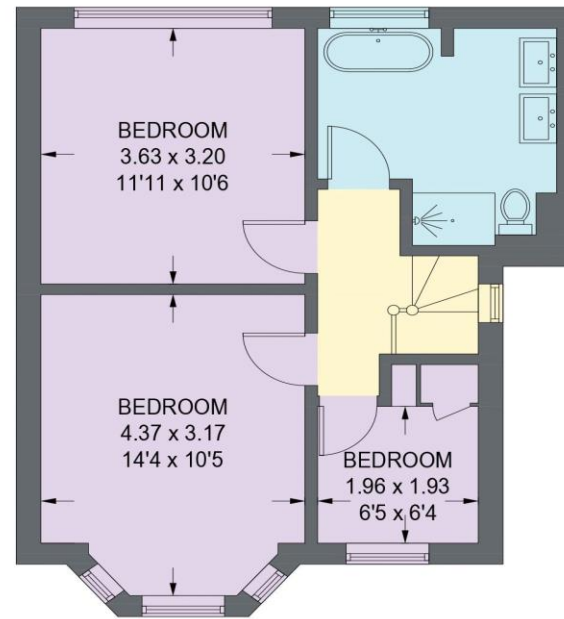


540 RICHMOND ROAD

APPROXIMATE GROSS INTERNAL AREA = 102.3 SQ M / 1101 SQ FT



GROUND FLOOR
59.0 SQ M / 635 SQ FT



FIRST FLOOR
43.3 SQ M / 466 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1309483)

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.