



9 Kirkstone Road,
Guide Price £210,000

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Location

Kirkstone Road enjoys a great position in Lower Walkley, putting the shops, cafés and independent businesses of Walkley within easy reach while remaining well placed for Hillsborough and Sheffield city centre. It's a particularly handy spot for anyone wanting access to the universities, hospitals and wider city, with public transport connections nearby.

When it's time to switch off, Hillsborough Park and the green spaces around Rivelin are also within easy reach, giving you plenty of opportunities to get outdoors. It's an established neighbourhood with a strong community feel and all the everyday essentials close at hand.

Let's Take a Look Inside

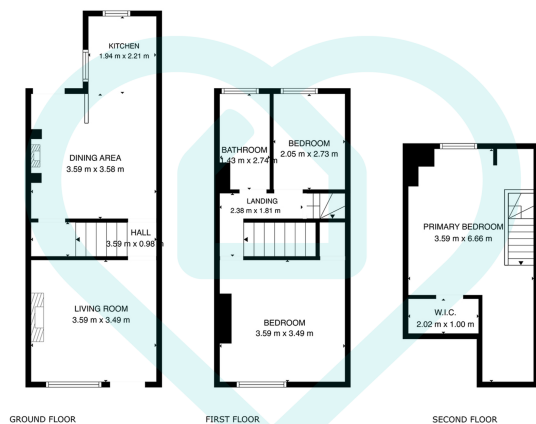
Step through the front door and the living room immediately sets the tone. High ceilings and decorative coving retain some of the home's period character, while the handsome timber fireplace creates a natural focal point. A large front-facing window brings plenty of daylight into the room, and the neutral finish makes it easy to imagine adding your own style.

Head through towards the rear and things open up considerably. The dining area measures approximately 3.59m x 3.58m and provides enough room for a proper dining table as well as additional furniture. A recessed fireplace adds another touch of character, while warm wood-effect flooring continues through towards the kitchen.

Beyond, the kitchen measures approximately 1.94m x 2.21m and is fitted with cream cabinetry, contrasting worktops, a gas hob and oven. Its semi-open arrangement keeps it connected to the dining space, while windows and a door towards the rear bring in natural light and provide direct access outside.

Take the stairs to the first floor and you'll find two bedrooms. The larger front bedroom measures approximately 3.59m x 3.49m, while the second measures around 2.05m x 2.73m. Completing this floor is the bathroom, fitted with a bath and shower over, WC and pedestal wash basin.





TOTAL: 80 m²
 GROUND FLOOR: 34 m², FIRST FLOOR: 30 m², SECOND FLOOR: 16 m²
 EXCLUDED AREAS: LOW CEILING: 5 m², WALLS: 8 m²

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Location Kirkstone Road enjoys a great position in Lower Walkley, putting the property close to independent businesses of Walkley within easy reach
- Generous separate dining area
- Two first-floor bedrooms and bathroom
- Useful walk-in cupboard/eaves storage
- Accommodation arranged over three floors
- Characterful living room with feature fireplace
- Fitted kitchen with direct garden access
- Impressive top-floor primary bedroom
- Enclosed rear garden with generous decked seating area



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