







## 31 Camm Street

Walkley • Sheffield • S6 3TR

Guide Price £290,000 - £305,000

A beautifully refurbished stone-fronted mid-terrace property, ideally situated in the popular residential area of Walkley. Offered to the market with no onward chain, this stylish and thoughtfully updated home provides the perfect opportunity for first-time buyers seeking a turnkey property. A composite front door opens into a light and airy lounge, decorated in warm, neutral tones and featuring plush neutral carpeting and a made-to-measure blind. This inviting reception room offers a wonderfully warm and homely feel, providing the perfect space to relax and unwind. Continuing through to the rear, the impressive open-plan dining kitchen combines contemporary style with practical living. The kitchen is fitted with modern grey shaker-style units, marble-effect worktops and a matching splashback. Integrated appliances include an oven, electric hob and washing machine, with space provided for an integrated fridge freezer. A sleek quartz sink adds a stylish finishing touch. Herringbone flooring flows throughout, while the rear aspect allows for views over the garden and access to the outside via a rear door. The adjoining flexible living space provides an ideal area for a dining table or additional seating, continuing the warm and welcoming décor found throughout the property. A door leads down to the cellar, which benefits from a carpeted cellar head and offers useful additional storage space. Carpeted stairs rise to the first-floor landing, giving access to two bedrooms and the family bathroom. The spacious front-facing double bedroom is beautifully presented in keeping with the rest of the home and enjoys far-reaching views across the city. Plush carpeting and generous under-stairs storage further enhance this comfortable bedroom. The rear-facing second bedroom is a versatile space that overlooks the garden and would make an ideal child's bedroom, guest room or home office. The contemporary family bathroom features a stylish white suite complemented by brass fittings, including a rainfall shower over the bath with a glass screen. A recessed shelf with integrated lighting has been incorporated into the tiled surround, creating an attractive feature. A brass heated towel rail completes the space. Moving to the second floor, a further versatile bedroom or living space provides excellent flexibility to suit a variety of needs. The room benefits from a rear dormer window and access to the eaves for additional storage. The stylish en-suite shower room features contemporary fittings with brass detailing, a heated towel rail, heated mirror and a made-to-measure blind, creating a practical yet luxurious finishing touch. To the front of the property is an elevated forecourt, providing an attractive approach to the home. To the rear is a private two-tiered garden, accessed via a communal passageway, with steps leading up to the different levels. The garden features an artificial lawn, raised decked seating area, built-in garden storage and newly installed fencing. While the garden is not currently fully enclosed, it offers excellent potential to be made more secure and private, subject to any necessary permissions, providing an exciting opportunity for the new owners to further personalise the outdoor space. Situated in the popular suburb of Walkley, the property is ideally placed for access to a wide range of local amenities, independent shops, cafés, bars and eateries. The area is well served by public transport, providing convenient access to Sheffield city centre and surrounding suburbs. Walkley is a popular choice for a variety of buyers, offering a vibrant community atmosphere alongside excellent access to local schools, green spaces and everyday conveniences. The nearby areas of Crookes, Hillsborough and Crookesmoor further extend the range of amenities available.





- Stone Fronted Mid Terrace
- Popular Location in Walkley, S6
- 2 Bedrooms, Bathroom & Ensuite
- Fully Refurbished Throughout
- Light & Airy Modern Interior

- Ideal for First Time Buyers
- Arranged Over 3 Levels Plus Cellar
- Attractive Low Maintenance Rear Garden
- Lease 667 years Remaining
- Council Tax Band A, EPC Rating TBC



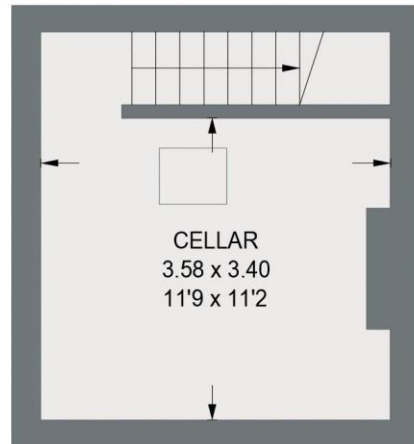


# 31 CAMM STREET

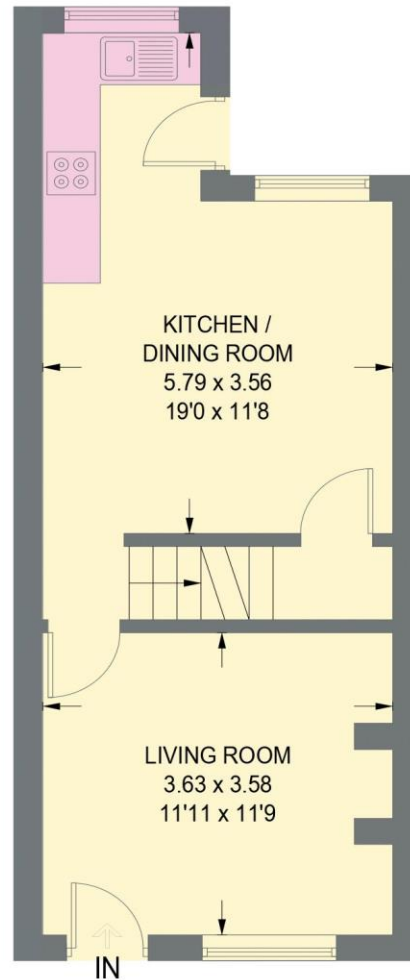
APPROXIMATE GROSS INTERNAL AREA = 86.4 SQ M / 930 SQ FT

CELLAR = 16.4 SQ M / 176 SQ FT

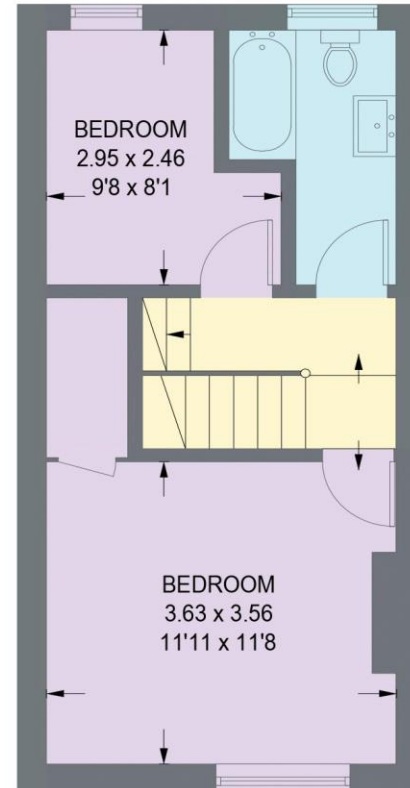
TOTAL = 102.8 SQ M / 1106 SQ FT



**CELLAR**  
16.4 SQ M / 176 SQ FT



**GROUND FLOOR**  
34.5 SQ M / 371 SQ FT



**FIRST FLOOR**  
31.0 SQ M / 334 SQ FT



**SECOND FLOOR**  
20.9 SQ M / 225 SQ FT

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



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