





26 Ibbotson Road

Walkley • Sheffield • S6 5AD

GUIDE PRICE £210,000 - £220,000

An attractive and well-presented three-bedroom, brick-built mid-terrace property, ideally positioned on Ibbotson Road in the popular Walkley area of Sheffield. Offering stylish and versatile accommodation arranged over three floors, together with a useful cellar and enclosed rear garden, this lovely home is ideally suited to first-time buyers, couples and families. The ground floor opens into a bright and stylish dining kitchen, fitted with a range of wall and base units complemented by solid wooden worktops, a brick-effect tiled splashback and attractive decorative tiled flooring. Integrated appliances include an oven, gas hob and dishwasher, with space and plumbing for further appliances. There is ample room for a kitchen table, while the rear-facing position provides a pleasant outlook over the garden. Access leads down to the cellar, which offers useful additional storage, including space beneath the cellar head. The comfortable living room has a warm and homely feel, finished in bold contemporary tones with a wooden floor, generous front-facing window and attractive wall lighting. To the first floor is a spacious front-facing double bedroom, featuring varnished floorboards and modern décor. A further rear-facing bedroom provides a good-sized and versatile space, ideal for a child, guest room or home office. Also on this level is a modern bathroom fitted with a three-piece white suite, including a bath with shower over, partially tiled walls and a chrome heated towel rail. Stairs rise from the first-floor landing to the second floor, where there is an impressive and generously proportioned double bedroom. Dual aspect, with views to both the front and rear, this bright and flexible room benefits from neutral décor, carpeting and an abundance of natural light. Outside, the property benefits from an enclosed rear garden arranged with tiered lawns and attractive wooden sleeper retaining walls. A block-paved patio provides an excellent space for outdoor seating and entertaining, while a garden shed offers useful additional storage. Ibbotson Road is situated in the popular residential area of Walkley, to the west of Sheffield city centre. The area offers a fantastic range of independent shops, cafés, restaurants, pubs and everyday amenities, with nearby Crookes and Hillsborough providing further shopping, leisure and recreational facilities. Well served by public transport, the location provides convenient access to Sheffield city centre and surrounding areas, while local schools, green spaces, universities and hospitals are all within easy reach. This established and popular neighbourhood offers an excellent combination of community, convenience and accessibility, making it an appealing location for first-time buyers, families and professionals alike.



- Attractive Mid Terrace Family Home
- Stylish Modern Interior
- Arranged Over 3 Levels Plus Cellar
- 3 Bedrooms & Modern Bathroom
- Light & Airy Dining Kitchen
- Cosy Living Rooms
- Popular Location in S6
- Enclosed Rear Garden & Outhouse
- Freehold
- Council Tax Band A, EPC Rating TBC



26 IBBOTSON ROAD

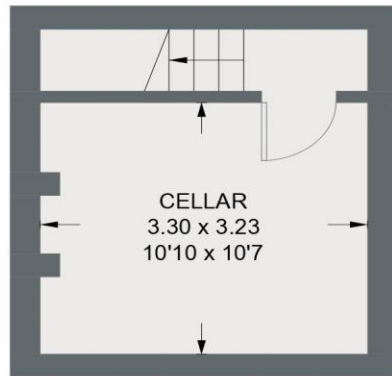
APPROXIMATE GROSS INTERNAL AREA = 89.0 SQ M / 959 SQ FT

CELLAR = 13.9 SQ M / 150 SQ FT

TOTAL = 102.9 SQ M / 1109 SQ FT



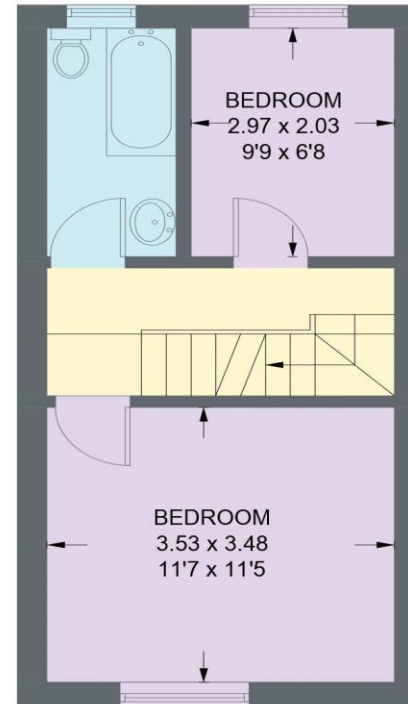
= REDUCED HEADROOM BELOW 1.5M / 5'0



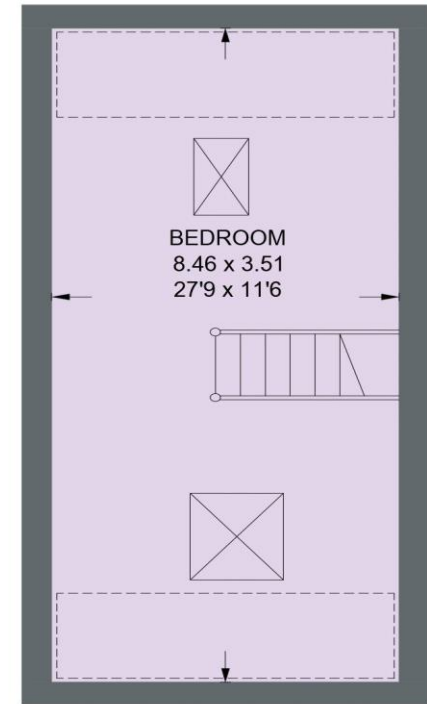
CELLAR
13.9 SQ M / 150 SQ FT



GROUND FLOOR
29.8 SQ M / 321 SQ FT



FIRST FLOOR
29.6 SQ M / 319 SQ FT



SECOND FLOOR
29.6 SQ M / 319 SQ FT

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

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.