







35 Thoresby Road

Hillsborough • Sheffield • S6 2PG

Guide Price £235,000 - £250,000

Recently renovated 3-bedroom end terraced property featuring a stunning low maintenance rear garden located in Lower Walkley, S6. Stylishly presented, arranged over 3 floors to offer flexible accommodation which benefits from combination gas central heating, double glazing, modern kitchen and bathroom. All curtains, blinds, carpets and light fittings included in sale. The ground floor comprises of a cosy, bay fronted lounge, complemented by made to measure blinds, wooden shelving within the alcoves, deep skirting boards and coving creating a lovely, homely feel. The bright and airy kitchen is fitted with contemporary white gloss units, contrasting worktops and matching tiled splashbacks. Integrated appliances include electric oven, hob and overhead extractor. There is space for further freestanding appliances which are included within the sale. Access to the cellar offering additional storage and potential to develop subject to necessary consents. The first floor is presented in neutral walls, carpet and stripped wooden doors. Comprising of 2 good sized bedrooms, and modern partially tiled bathroom equipped with 3-piece white suite and overhead shower. Stairs rise to offer a further double bedroom featuring generous side window, exposed beams and access to the eaves. Externally is a raised forecourt and to the rear of the property is a superb low maintenance garden designed to offer tiered stone terrace and decked patio enhanced by wooden sleepers, attractive planting, creating a perfect outdoor space in which to entertain or relax equipped with power and water. Thoresby Road is ideally placed for local shops and amenities in Hillsborough, local schools, recreational facilities, public transport including the supertram, and access to the city centre, hospitals and universities.





- Recently Renovated End Terraced Property
- Located in Lower Walkley, S6
- 3 Well Presented Bedrooms
- Spacious Kitchen with Appliances
- Modern Bathroom

- Arranged Over 3 Levels
- Combination Boiler & Double Glazing
- Superb Low Maintenance Rear Garden
- Leasehold, 667 years remaining of 800 years, 90p pa,
- Council Tax Band A, EPC Rating E



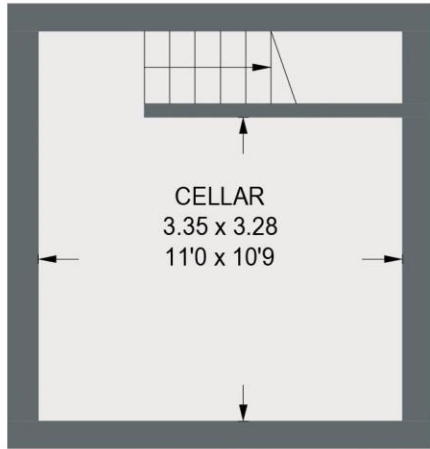
35 THORESBY ROAD

APPROXIMATE GROSS INTERNAL AREA = 841 SQ FT / 78.2 SQ M

CELLAR = 167 SQ FT / 15.5 SQ M

TOTAL = 1008 SQ FT / 93.7 SQ M

(EXCLUDING EAVES)



CELLAR
15.5 SQ M / 167 SQ FT



GROUND FLOOR
31.4 SQ M / 338 SQ FT



FIRST FLOOR
29.2 SQ M / 314 SQ FT



SECOND FLOOR
17.6 SQ M / 189 SQ FT
(EXCLUDING EAVES)

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