







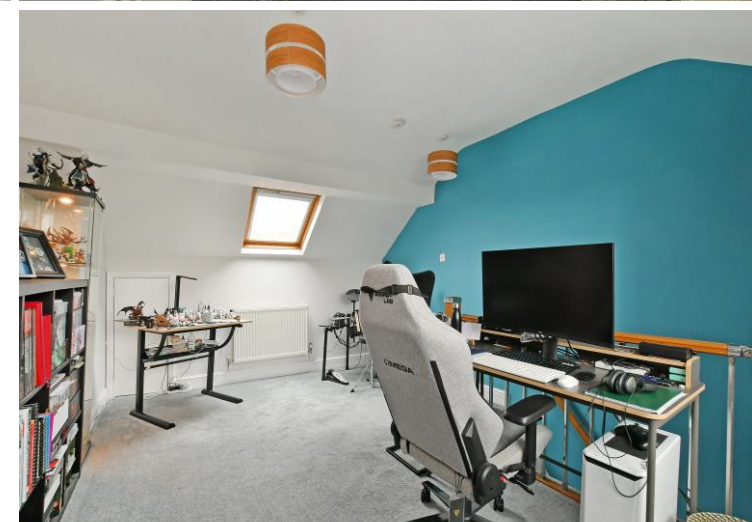
12 Bowness Road

Walkey • Sheffield • S6 2PR

Guide Price £200,000 - £210,000

Improved by recent owners is an attractive 3-bedroom stone built terraced house in Walkley, S6. A sought-after location with excellent transport links & amenities. Accommodation is arranged over 3 levels, presented in modern trends, benefitting from a full refurbishment and enclosed rear garden. The ground floor comprises of a stylish lounge, decorated in modern tones, laminate floor, decorative coving and shelving to the alcoves. A rear facing dining room offers cellar access and a pleasant garden outlook. The adjoining off shot kitchen is recently installed fitted with midnight blue shaker units, complementary worktops and contrasting tiled splashbacks, Integrated appliances include a Zanussi oven, induction, hob, overhead extractor and combination Baxi boiler. Alternative rear door access direct into the enclosed garden. The first floor comprises of 2 stylish bedrooms, with the master completed by mirrored sliding door wardrobes and walk in closet. The bathroom is equipped with modern white suite, overhead shower and contrasting black tiling. Stairs rise to offer a third spacious double bedroom, filled with natural light and commanding fabulous views courtesy of a front facing Velux and rear Dormer window. Eternally a forecourt provides privacy from the roads and through a communal passageway is a fully enclosed low maintenance garden offering decked patio and lower seating area. Bowness Road is ideally placed for local shops, cafes, bars and amenities in both Walkley and Hillsborough, with excellent transport links.





- Attractive Stone Built Terraced House
- Sought After Location of Walkley, S6
- Improved by Recent Owners
- 3 Stylish Bedrooms
- Cosy Lounge & Dining Room

- Modern Kitchen & Bathroom
- Combination Boiler & Double Glazing
- Low Maintenance Rear Garden
- Freehold
- Council Tax Band A, EPC TBC



12 BOWNESS ROAD

APPROXIMATE GROSS INTERNAL AREA = 101.8 SQ M / 1095 SQ FT
(INCLUDING CELLAR & EXCLUDING EAVES)

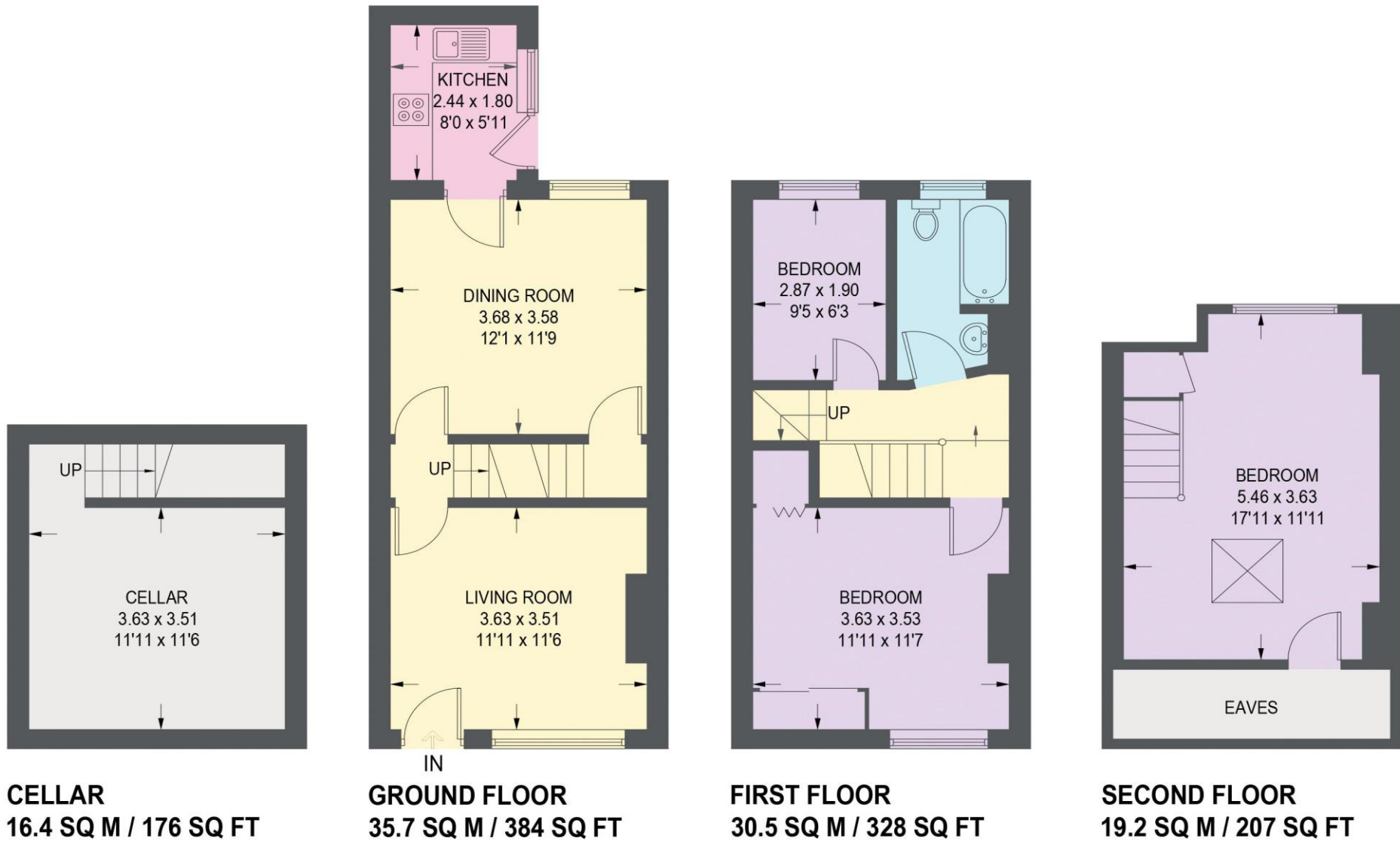


Illustration for identification purposes only, measurements are approximate, not to scale.



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