







14 Rockley Road

Hillsborough • Sheffield • S6 1WN

Guide Price £325,000 - £350,000

Stunning 3-bedroom detached property offering great potential to extend subject to necessary consents. Within walking distance of Hillsborough Park and tram stop. Considerably improved by recent owner, stylishly presented throughout, complemented by fabulous open plan dining kitchen, simple modern décor, good sized bedrooms, combination boiler and double glazing. Benefits from generous block paved driveway, detached garage and attractive landscaped rear garden. The ground floor is presented with a modern grey palette, complemented by herringbone style laminate floor and made to measure blinds, offering a bay fronted lounge and overlooking the rear garden is a generously proportioned open plan dining kitchen. The kitchen is fitted with shaker style units, marble effect worktops and a range of integrated appliance including double oven and electric hob with space for further freestanding appliances. The flexible dining area creates a seamless link with the rear garden and patio through French doors. The first floor comprises of 3 good sized bedrooms, all beautifully presented with stripped period style doors. The bathroom is equipped with a modern 3-piece white suite and separate shower enclose styled with matte black fittings and heated towel rail, partially tiled. The landing provides access to the insulated loft space. Externally a generous block paved driveway creates off street parking for multiple vehicles leading to a detached garage. Through wrought iron gates is an enclosed, landscaped rear garden designed with decked patio and lawn bordered by colourful flower beds. Rockley Road is well-placed for local shops and amenities, schools, recreational facilities including Hillsborough Park, Sheffield Supertram and access to the city centre, hospitals, Meadowhall and the M1 motorway.





- Stunning Detached House in Hillsborough, S6
- 3 Good Sized Bedrooms
- Modern Kitchen & Bathroom
- Stylishly Presented Throughout
- Light & Airy Open Plan Dining Kitchen

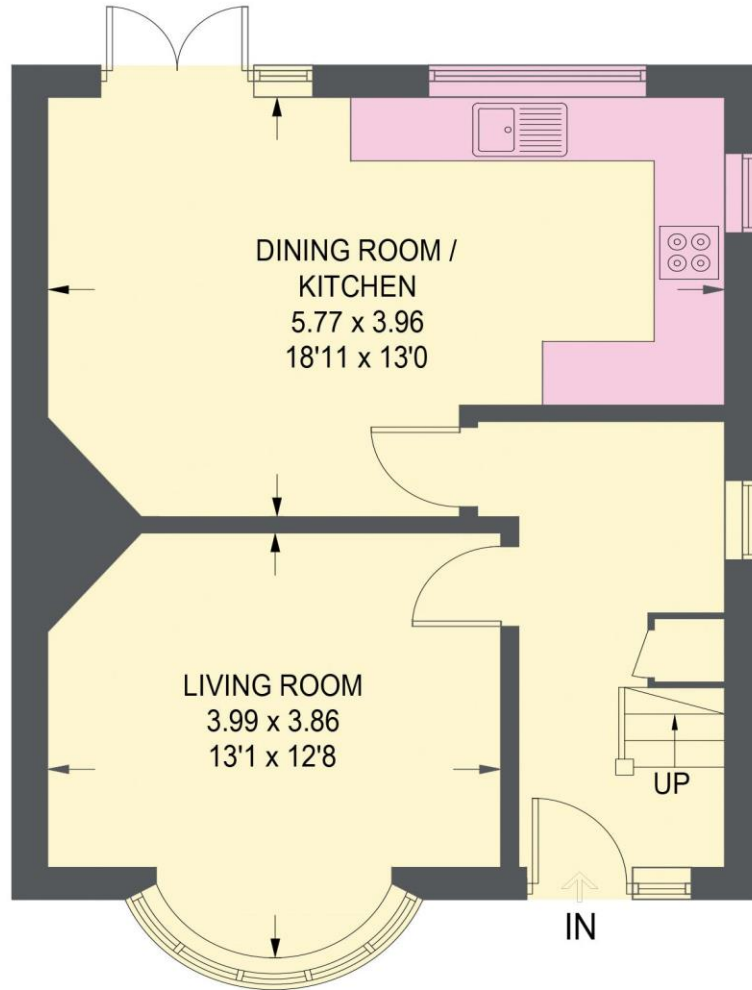
- Offering Potential to Extend Subject to Consents
- Walking Distance of Hillsborough Park
- Attractive Landscaped Rear Garden
- Generous Driveway & Detached Garage
- Council Tax Band C, ECP Rating D



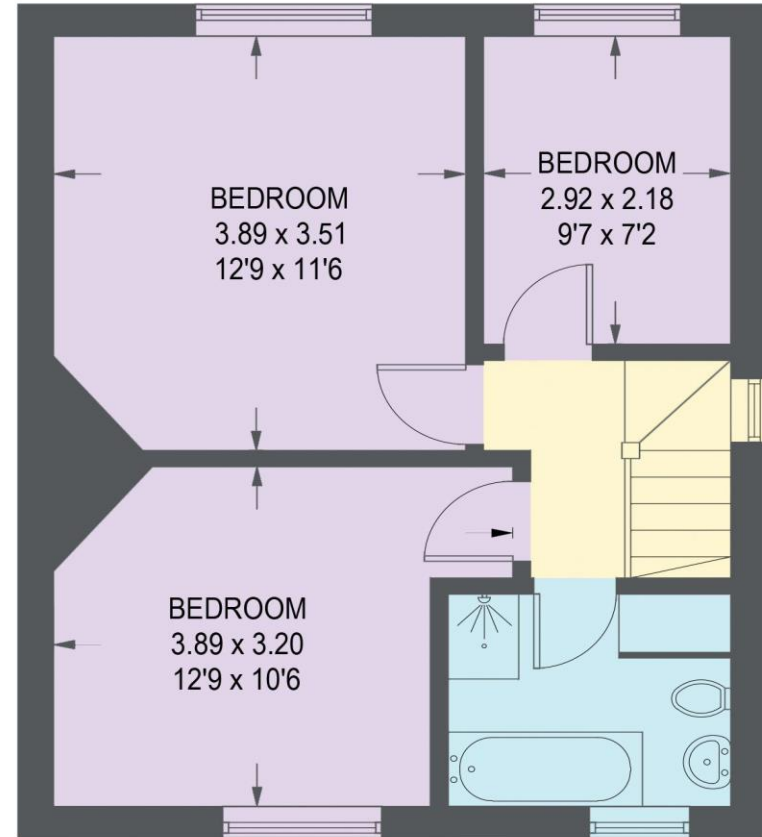


14 ROCKLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 85 SQ M / 915 SQ FT



GROUND FLOOR
43.3 SQ M / 466 SQ FT



FIRST FLOOR
41.7 SQ M / 449 SQ FT

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