







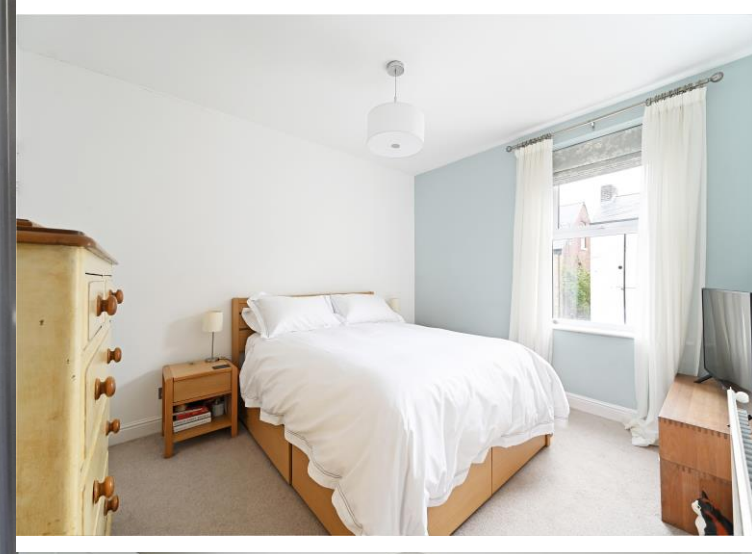
## 54 Fir Street

Walkley • Sheffield • S6 3TH

Guide Price £250,000 - £270,000

A fabulous 3 bedroom stone fronted terrace house with a stunning interior and a landscaped rear garden. Improved by the current owner within recent years to create a stylish, light, and airy interior over 3 floors with a double-storey rear off-shot. Features include a modern kitchen with an open plan design into the dining room, a modern bathroom, a lounge with a log burner, and a spacious attic bedroom. We believe the kitchen and bathroom were both refurbished in 2017. Benefits from gas central heating with a combination boiler and double glazing, installed in 2022. Basement with scope for conversion, subject to consents. Extremely popular road, close to shops and amenities. Freehold. A front door opens into a porch with uPVC double glazing and a matching door into the lounge, which creates a positive impression, having calming, neutral colours, a front bay window with a pleasant outlook, catching the morning sun, and a focal log burner. The dining room and kitchen have a popular open plan design with access onto the rear garden. There is an excellent range of modern fitted kitchen units with marble effect worktops and a feature splash-back. Included within the sale is a range of integrated appliances to include an oven, induction hob with an extractor above, a dishwasher, washing machine/dryer, fridge, and freezer. The space is pleasantly presented with neutral tones, an oak effect floor, and ceiling down-lighters. Natural light is provided by a rear glass door and dual aspect windows, one being a picture window looking onto the landscaped garden. A door provides access to the cellar head with steps leading down to the storage cellar, offering scope for conversion, subject to consents. On the first floor, there is a landing, two bedrooms, and an off-shot bathroom. The front bedroom is a lovely, double room, with Duck Egg Blue to one wall, and a useful under-stair closet. The rear bedroom is a single bedroom with white walls, so again having an airy feel, overlooking the garden. The off-shot bathroom has a modern suite including both a bath and a separate shower enclosure, along with a wash basin and WC, complemented a tiled floor, partial tiling to the walls, and a heating towel rail. Stairs rise from the first-floor landing, via a door, to an impressive attic double bedroom having a beautiful oak balustrade, neutral tones, front and rear windows, the rear being a dormer with surrounding views, storage in the front eave, and a useful storage cupboard, which houses the Vaillant combination boiler. Outside, there is a front garden with a gated path, pebbles, planted border and front hedge to offer some privacy. A shared passageway leads to a landscaped rear garden, mainly paved with contemporary fencing, planted borders, a log store, tap, socket, and lighting. Fir Street is an extremely popular road, well-served by local shops and amenities, as well as having local schools, recreational facilities, public transport, and links to the hospitals, universities, city centre, and the Peak District. Council Tax Band A. EPC Rating D.





- Stunning Freehold 3 Bedroom Terrace House
- Beautiful Interior. A Must See
- Modern Kitchen with Integrated Appliances
- Open Plan Dining Room into Kitchen
- Lovely Lounge with a Log Burner
- Modern Off-Shot Bathroom with Shower
- Spacious Attic Bedroom
- Landscaped Rear Garden
- Extremely Popular Road in Walkley
- Improved by the Present Owner



# 54 FIR STREET

APPROXIMATE GROSS INTERNAL AREA = 88.0 SQ M / 948 SQ FT

CELLAR = 16.5 SQ M / 178 SQ FT

TOTAL = 104.5 SQ M / 1126 SQ FT

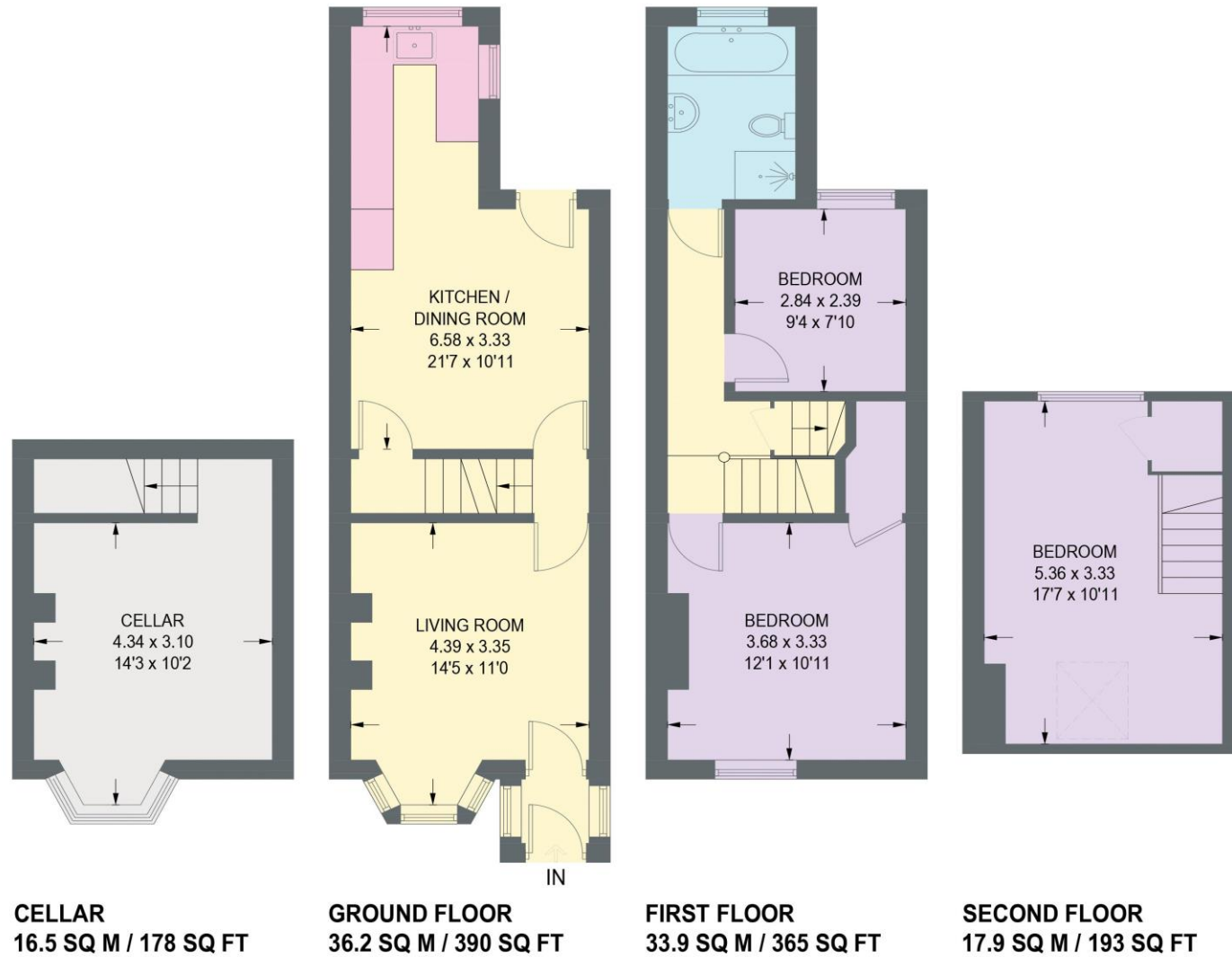


Illustration for identification purposes only,  
measurements are approximate, not to scale.



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