







32 Manvers Road

Lower Walkley • Sheffield • S6 2PJ

Guide Price £210,000 - £220,000

An attractive, 3 bedroom stone fronted mid terraced property located on a quiet cul de sac within walking distance of all the local amenities on offer in Hillsborough. Neutrally presented and arranged over 3 levels to offer flexible living space. Features enclosed rear garden, combination gas central heating and double glazing. The ground floor stylishly presented with neutral walls and laminate floor comprises of a spacious bay fronted lounge and separate dining area styled with panelled chimney breast and feature fireplace incorporating ground floor WC leading through to the cellar. The off-shot kitchen is equipped with neutral shaker style units matched with bricked shaped tiled splashbacks and integrated appliances including oven and 4 ring gas hob. The washing machine and tumble dryer are situated in the brick-built outhouse. The first floor comprises of 2 good size bedrooms and a fully tiled shower room with vanity handwash basin. The Stairs rise to the second floor creating a bright and airy double bedroom with rear facing dormer window. Externally a forecourt creates a great first impression and privacy from the road. Accessed through a communal passageway is an attractive rear garden designed to offer raised decking, lawn and stone patio with garden shed and brick-built outhouse. Manvers Road is a cul-de-sac within walking distance of the shops, bars, cafes and pubs and parks in Hillsborough and there are great transport links into the city centre via the Supertram.





- Stone Fronted Mid Terraced Property
- 3 Good Sized Bedrooms
- Modern Fully Tiled Shower Room
- Arranged Over 3 Levels
- 2 Stylishly Presented Reception Rooms

- Combination Boiler & Double Glazing
- Excellent Transport Links & Local Amenities
- Attractive Enclosed Rear Garden
- Leasehold TBC
- Council Tax Band A, EPC Rated E



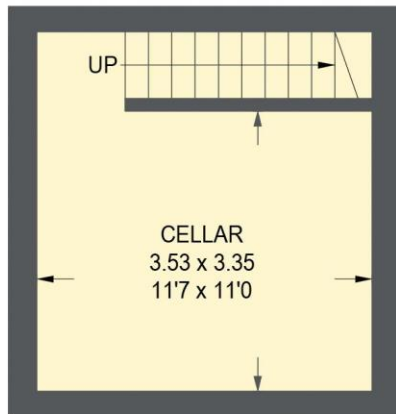


32 MANVERS ROAD

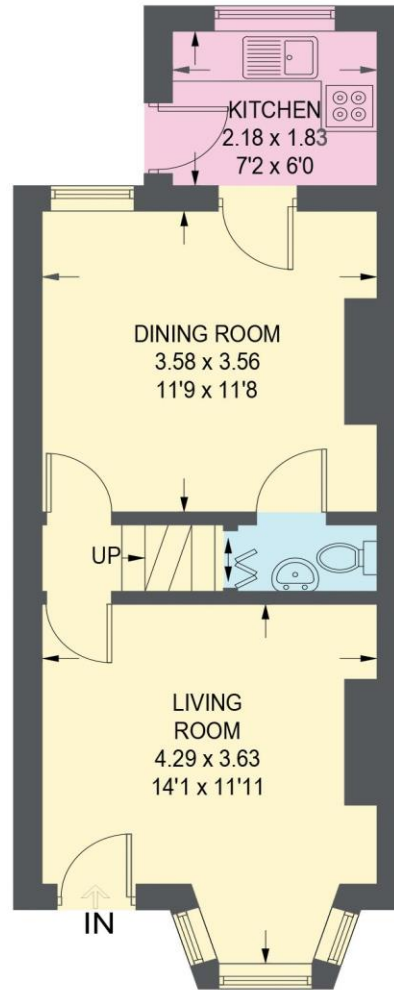
APPROXIMATE GROSS INTERNAL AREA = 79.7 SQ M / 858 SQ FT

CELLAR = 15.5 SQ M / 167 SQ FT

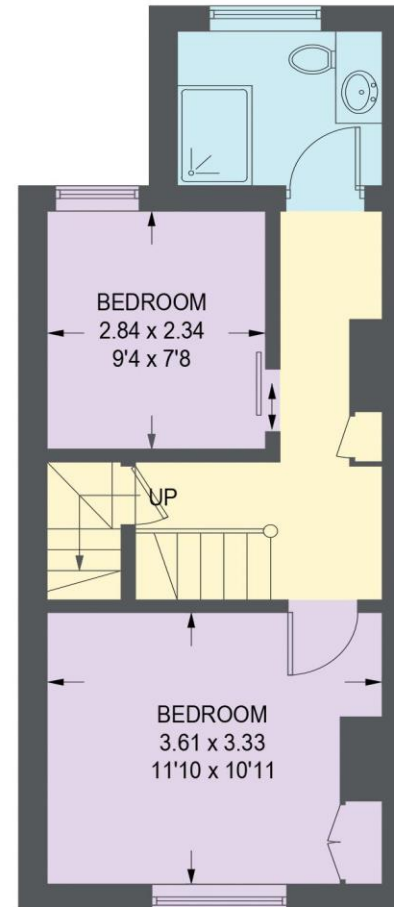
TOTAL = 95.2 SQ M / 1025 SQ FT



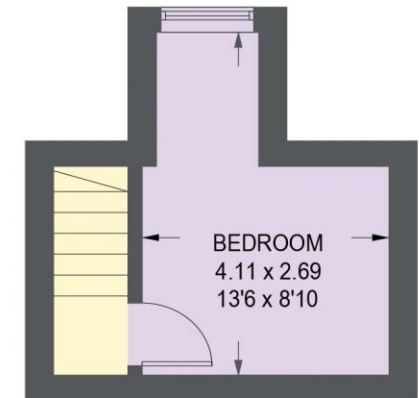
CELLAR
15.5 SQ M / 167 SQ FT



GROUND FLOOR
35.2 SQ M / 379 SQ FT



FIRST FLOOR
33.7 SQ M / 363 SQ FT



SECOND FLOOR
10.8 SQ M / 116 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