







25 Camm Street

Walkley • Sheffield • S6 3TR

Guide Price £240,000 - £260,000

A superb 3-bedroom, stone fronted terraced house in the heart of Walkley. Arranged over 3 floors complemented by stunning views over the city and benefits from combination gas central heating, double glazing and attractive southwest facing rear garden. Enters through a uPVC front door into a bright and airy lounge completed by decorative coving, feature fireplace with stone hearth, neutral walls and varnished floorboards. Overlooking the rear garden is spacious dining kitchen providing cellar access and stable door offering alternative access and rear garden. The kitchen is fitted with white units, wood effect worktops and tiled splashbacks. There is space and plumbing for a range of freestanding appliances and a wall mounted Ideal combination boiler. The first floor comprises of 2 stylishly presented bedrooms, a light and airy front facing double bedroom decorated in pastel tones and painted floorboards with walk in closet and stunning views. At the rear is a smaller bedroom / home office with pleasant outlook. The bathroom is equipped with modern 3-piece white suite, overhead shower and styled with decorative tiles and panelled walls. Stairs rise to a further spacious double bedroom on the second floor, filled with natural light courtesy of Velux window, exposed brick, wooden panelling and generous storage within the eaves. Externally, is a southwest facing tiered rear garden, designed with stone wall, wooden sleepers and attractive planting, offering a pleasant outlook and ideal outdoor area to relax or entertain. Camm Street is well-placed for local shops and amenities within walking distance including a growing café culture, pubs and restaurants. There are good access links to the city centre, hospitals and the universities.





- Stylish Stone Fronted Terraced House
- 3 Good Sized Bedrooms
- Modern Kitchen & Bathroom
- Located in Heart of Walkley, S6
- Lounge with Feature Fireplace

- Combination Boiler & Double Glazing
- Stunning Far Reacing Views
- Attractive Tiered Rear Garden
- Leasehold. 800 years from 25 March 1895
- Council Tax Band A / EPC Rating D



25 CAMM STREET

APPROXIMATE GROSS INTERNAL AREA = 82.7 SQ M / 890 SQ FT

CELLAR = 16.3 SQ M / 175 SQ FT

TOTAL = 99 SQ M / 1065 SQ FT

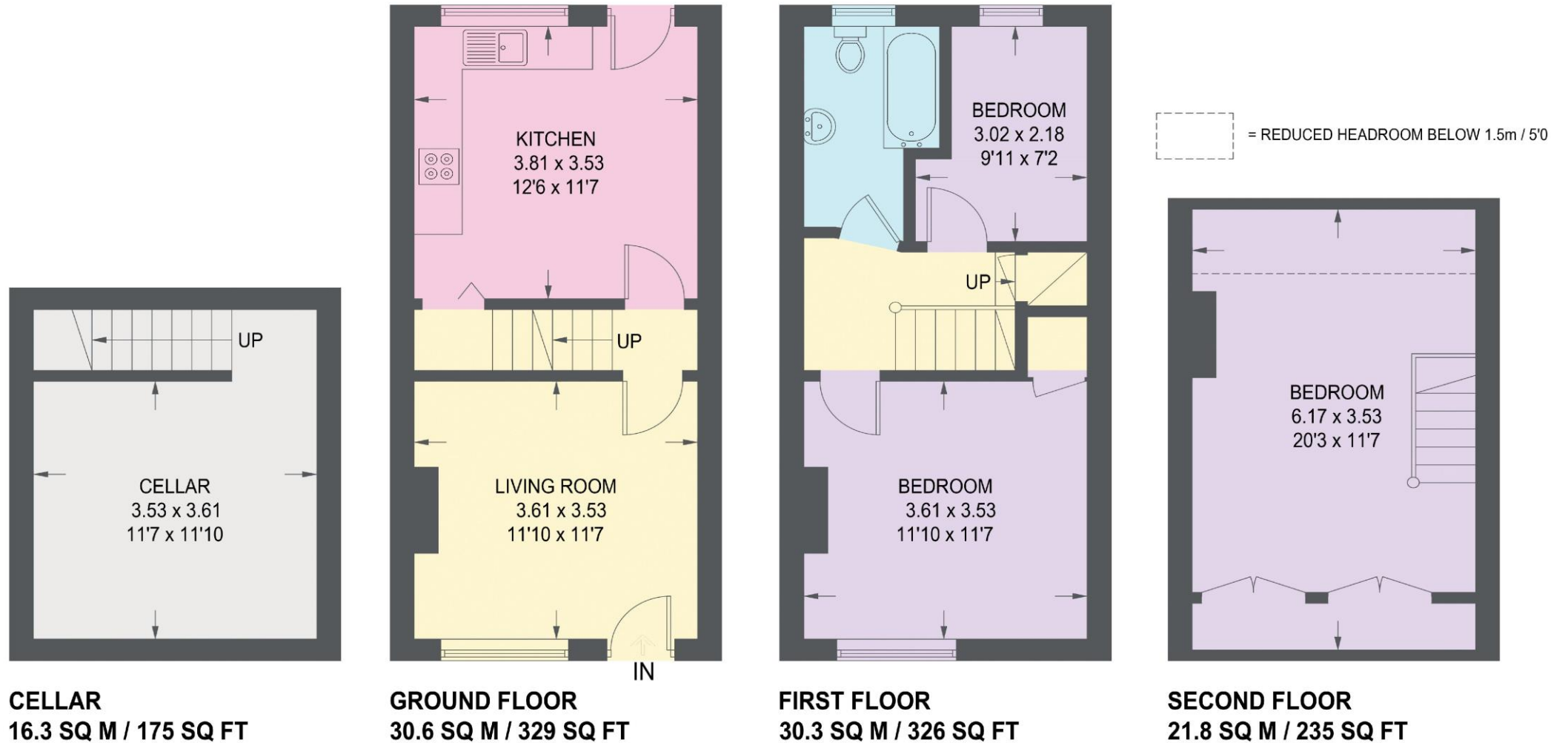


Illustration for identification purposes only, measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868