



## 80 Parkside Road

Hillsborough, Sheffield, S6 2AA

**Guide price £265,000**



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## GUIDE PRICE £265,000-£285,000

Nestled on the charming Parkside Road in Sheffield, this delightful terraced house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

One of the standout features of this residence is its picturesque views of Hillsborough Park, allowing you to enjoy the beauty of nature right from your home. The property is situated within walking distance of a variety of shops, a leisure centre, and a selection of pubs and restaurants, ensuring that all your daily needs and leisure activities are just a short stroll away.

For those who commute or enjoy exploring the wider area, the easy access to tram stops and routes to Sheffield city centre makes this location particularly appealing. Whether you are heading to work or seeking the vibrant atmosphere of the city, you will find it conveniently within reach.

This terraced house on Parkside Road is not just a home; it is a lifestyle choice that offers both tranquillity and accessibility. With its generous living space and prime location, it presents an excellent opportunity for anyone looking to settle in this vibrant part of Sheffield. Do not miss the chance to make this lovely property your own.

## Lounge

13'10" x 12'4" (4.21m x 3.75m)

This inviting lounge features a charming bay window that fills the room with natural light, enhancing the soft tones of the walls and the warmth of the wooden flooring. A traditional fireplace with a wooden mantelpiece and a polished black hearth serves as a charming focal point, complemented by tasteful shelving and a mix of comfortable seating that promises a cosy and welcoming atmosphere.

## Dining Room

13' x 12'3" (3.97m x 3.73m)

Flowing from the lounge, the dining room offers a bright and airy space with a window overlooking the garden. The room houses a wooden dining table with a mix of comfortable chairs, while a breakfast bar separates the dining area from the adjacent kitchen. Neutral tones on the walls and a mix of wood and tiled flooring create a relaxed and inviting space for meals and entertaining. Door to the cellar where there is more space for storage.

## Kitchen

9'1" x 6' (2.78m x 1.84m)

The kitchen is a light and practical space, fitted with cream cabinetry and wooden worktops that contrast beautifully with slate grey tiled flooring. It includes integrated appliances beneath a window that looks out onto the rear, allowing natural light to flood the room. There is a door leading outside, providing convenient access to the garden and outbuilding.

## Bedroom 1

11'10" x 14'6" (3.61m x 4.41m)

On the first floor, the main bedroom is a spacious and restful room with wood-effect flooring and a window that invites plenty of daylight and views over the park. The room has plenty of space for a double bed and additional furniture, creating a serene retreat.

## Bedroom 2

10' x 11'8" (3.06m x 3.55m)

Bedroom 2 on the first floor is a comfortably sized room with a good amount of natural light and flexible space for bedroom furniture or an office area.

## Bathroom

N/A (N/A)

The first-floor bathroom offers a modern yet classic feel with a well-lit window, stylish patterned tiles, and blue wood panelling around the bath and lower walls. It includes a bathtub, separate glass-enclosed shower, toilet, and sink, combining functionality with a touch of elegance.

## Bedroom 3

9'7" x 14'6" (2.91m x 4.41m)

The second floor houses two bedrooms, both featuring sloping ceilings and skylight windows that bring in ample natural light. Bedroom 3 is painted in calming blue-grey tones and has light wooden flooring, creating a peaceful atmosphere. It benefits from built-in storage and a cosy layout. Bedroom 4 enjoys a similarly bright and airy feel, with a versatile space that can be adapted to suit needs such as a home office or guest room.

## Bedroom 4

8' x 14'7" (2.45m x 4.45m)

Bedroom 4 on the second floor offers a light and practical space under the eaves with natural light from a velux window. It includes a desk area ideal for study or home working, along with room for a single bed, making it a flexible addition to the home.

## Rear Garden

N/A (N/A)

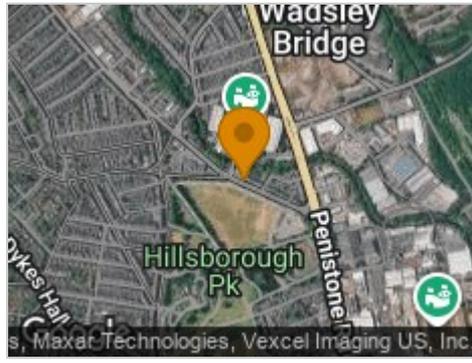
The rear garden is a beautifully maintained and secluded outdoor space, featuring multiple seating and dining areas for relaxation and entertainment. A paved patio extends from the house, perfect for alfresco dining. The garden then leads to a charming outbuilding painted white with blue accents, surrounded by lush greenery and mature plants, creating a peaceful and private sanctuary.



## Road Map



## Hybrid Map



## Terrain Map



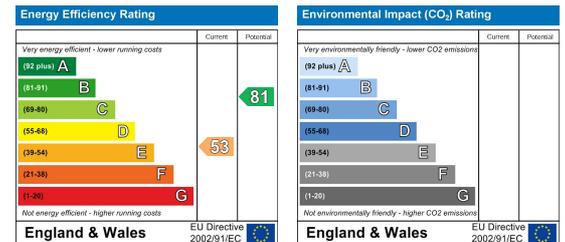
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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