EADON LOCKWOOD & RIDDLE
ESTD 1840



37, Shepperson Road, Sheffield, S6 4FG

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Description
Guide Price: £260,000 - £280,000

A stone fronted, semi-detached home with accommodation laid out over three floors. The property would suit a broad range of buyers, including investors, First Time Buyers and those upsizing or downsizing.

Hillsborough is a desirable and well-established area which is well served by a host of local amenities including a great mixture of pubs, restaurants and cafes alongside supermarkets and other shops. The Super Tram runs along Penistone Road and alongside the bus service provides speedy links into the city centre and beyond.

This lovely home has a private and low maintenance rear garden as well as a conservatory, recently fitted modern kitchen with central island and brekfast bar, and off-shot utility area. There is a reception room to the front of the property, showcasing period charm alongside modern decor as well as two bedrooms on the first floor, one of which is a double bedroom, and modern family bathroom. At the top of the property, the principle bedroom is a marvellous space that benefits from ample storage space owing to modern fitted wardrobes spanning the width of room.

The lower ground floor of this property examples a traditional cellar space, which with the necessary Planning Permission obtained, has the potential of being converted in to a further reception room.



- Three bedroom, semi-detached home in a popular location.
- Modern kitchen with additional utility space and conservatory to the rear.
- Private and low maintenance rear garden, landscaped in 2026.
- Cellar on the lower ground floor providing ample storage space with the possibility of converting in to another room (subject to Planning Permission).
- Leasehold, with 687 years remaining and Ground Rent of £2.12 per annum.
- Council Tax Band: B. EPC Rating D.
- Walking distance to Hillsborough Park and all amenities of Hillsborough.
- UPVC double glazing and gas central heating.










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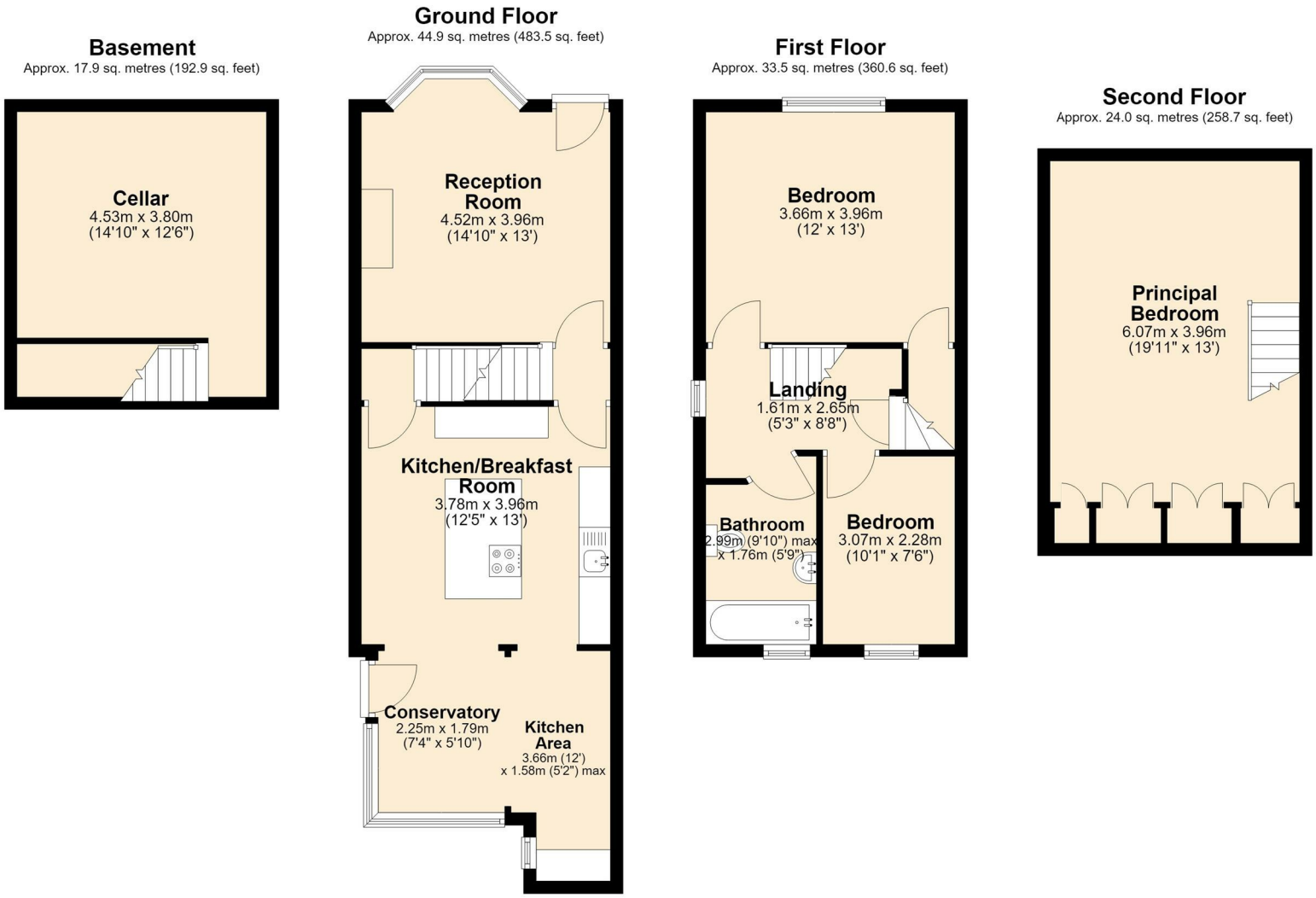












Total area: approx. 120.4 sq. metres (1295.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.











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