

50 Highton Street, Walkley, Sheffield, S6 3TQ



This unique 3 bedroom detached period property has been much improved by the current owners with the installation of quality kitchen & bathroom fittings, UPVC double glazing and gas central heating via a combi boiler. It has a rear extension which allows it to offer an excellent Dining Kitchen with views over the garden, some appealing period features and a quirky layout with scope to re-model the 1<sup>st</sup> floor layout to create a larger main bedroom if required. The property is located in the heart of this popular residential area, close to local shops & facilities whilst enjoying easy access to the universities, hospitals and the city centre. It has an unusually generous mature rear garden rarely found with this size of property and which is a particular feature and which enjoys a fine sunny aspect and good deal of privacy. Not to be missed.

- Spacious Lounge
- Modern Ground Floor Bathroom
- Useful Cellar Store

- Extended Dining Kitchen
- 2 First Floor Bedrooms
- Delightful Long Rear Garden

- Stylish Modern Kitchen Units
- Attic Bedroom 3
- Viewing Essential

£219,950

**ENTRANCE LOBBY** – having a double glazed side door, a tiled floor, a useful deep store cupboard off, doors to the Lounge and Dining Kitchen and a door giving access to the Cellar which houses the meters and has a light.

### **SPACIOUS LOUNGE – 12'10" x 12'8"**

This light and airy room has a most appealing feature rustic brick chimney breast with an open fire and a tiled hearth. There is a panelled part glazed front door, a UPVC double glazed picture window, dado rails with wood panelling under, a central heating radiator, a glazed & barred door to the Entrance Lobby and a stripped period door to the staircase which rises to the 1<sup>st</sup> floor.

### **EXTEND DINING KITCHEN – 13'62 x 11'2" max.**

The Kitchen area has a quality range of Oak units in a Shaker style which briefly comprise an inset stainless steel sink with a handsome mixer tap, base units with drawers & cupboards, matching wall units, granite effect worktops with a matching upstand and plumbing for a washing machine. There is an inset 4 ring gas hob unit with an extractor above and attractive glazed splashback, an integrated microwave and fan assisted electric oven, a ceramic tiled floor, a concealed gas fired combination boiler, a UPVC double glazed side window and a peninsula unit which separates the two areas.

A step up leads to the Dining Area which has appealing natural wood flooring, a central heating radiator and a full length UPVC double glazed door to the garden with a window to one side and matching side screen to the other.

**STYLISH MODERN BATHROOM** – having a tasteful white suite which comprises a pedestal wash hand basin with a chrome monoblock mixer tap, a low level WC and a panelled bath with shower over. There are tiled walls, an extractor fan, a wall mounted mirror, a central heating radiator and a ceramic tiled floor.

## **1<sup>st</sup> FLOOR**

**LANDING AREA** – with a useful deep fitted cupboards off, a timbered ceiling, doors to the Bedrooms 1 & 2 and a turned staircase off to the 2<sup>nd</sup> floor.

### **BEDROOM NO. 1 – 12'9" x 6'7"**

This room has a front facing UPVC double glazed picture window, a central heating radiator, coving and a timbered ceiling and deep fitted wardrobes with hanging rails & shelving.

### **BEDROOM NO. 2 – 8'10" x 5'10"**

Having a feature exposed natural stone end wall with a deep sill and UPVC double glazed rear window. This room has a stripped timbered ceiling, and central heating radiator and a further UPVC double glazed window to the side.

### **ATTIC BEDROOM NO. 3 – 13' x 13'**

This room has partly sloping timber panelled ceilings with exposed roof timbers, a central heating radiator, rear facing double glazed Velux window, exposed painted stonework to one wall and a UPVC double glazed window to the side.

**OUTSIDE** – to the front of the property there is stone walled forecourt garden area with wrought iron railings and a paved path to the side of the house which gives access to the rear garden via a secure gate.

The unusually generous rear garden of this property which can only be fully appreciated by an inspection. It enjoys a fine sunny aspect and a good deal of privacy having natural stone walling and fencing to its boundaries. It comprises of a paved patio area directly behind the house, a mature trees, raised flower beds & borders with an assortment of plants & shrubs and there is a timber shed at the far end of the garden.

**VIEWING** – all viewing is via Archers Estates, please call to arrange an appointment.



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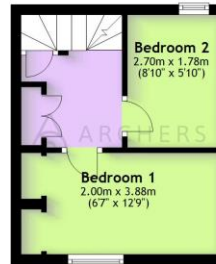
#### Cellar

Approx. 16.0 sq. metres (171.9 sq. feet)



#### First Floor

Approx. 18.5 sq. metres (198.7 sq. feet)



#### Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



#### Second Floor

Approx. 19.0 sq. metres (204.5 sq. feet)



Total area: approx. 89.5 sq. metres (963.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

## EPC RATING - E



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