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Highton Street,
Walkley,
Sheffield,
S6 3TQ



**A delightful example of a Walkley 3-bed terrace:
Highton Street.**

This charming home has been maintained to a high standard with generous living space and excellent connections to recommend it.





Time to explore.

Highton Street can be found in Walkley just around the corner from South Road, the hub of this North-West Sheffield community. Walkley grants you excellent access to the length and breadth of Sheffield with convenient road links and bus services taking you right into the heart of the city and beyond. This makes Highton Street a superb base of operations, either for commuting professionals or families doing the school run. There is an impressive array of amenities along South Road including delicious international cuisines, handy supermarkets, popular pubs, and local businesses such as the vintage clothes shop and the farm shop. This grants Walkley a welcoming charm typical of a smaller community, despite its fantastic connections. There are plenty of green spaces local to Highton Street, including Ruskin Park, the majestic Bolehills, and the beautiful Burnaby Green, meaning you are never short of an easy escape from the city noise. Occupying a desirable end-of-terrace position, Highton Street has a great deal to recommend it.

Step inside your new home.

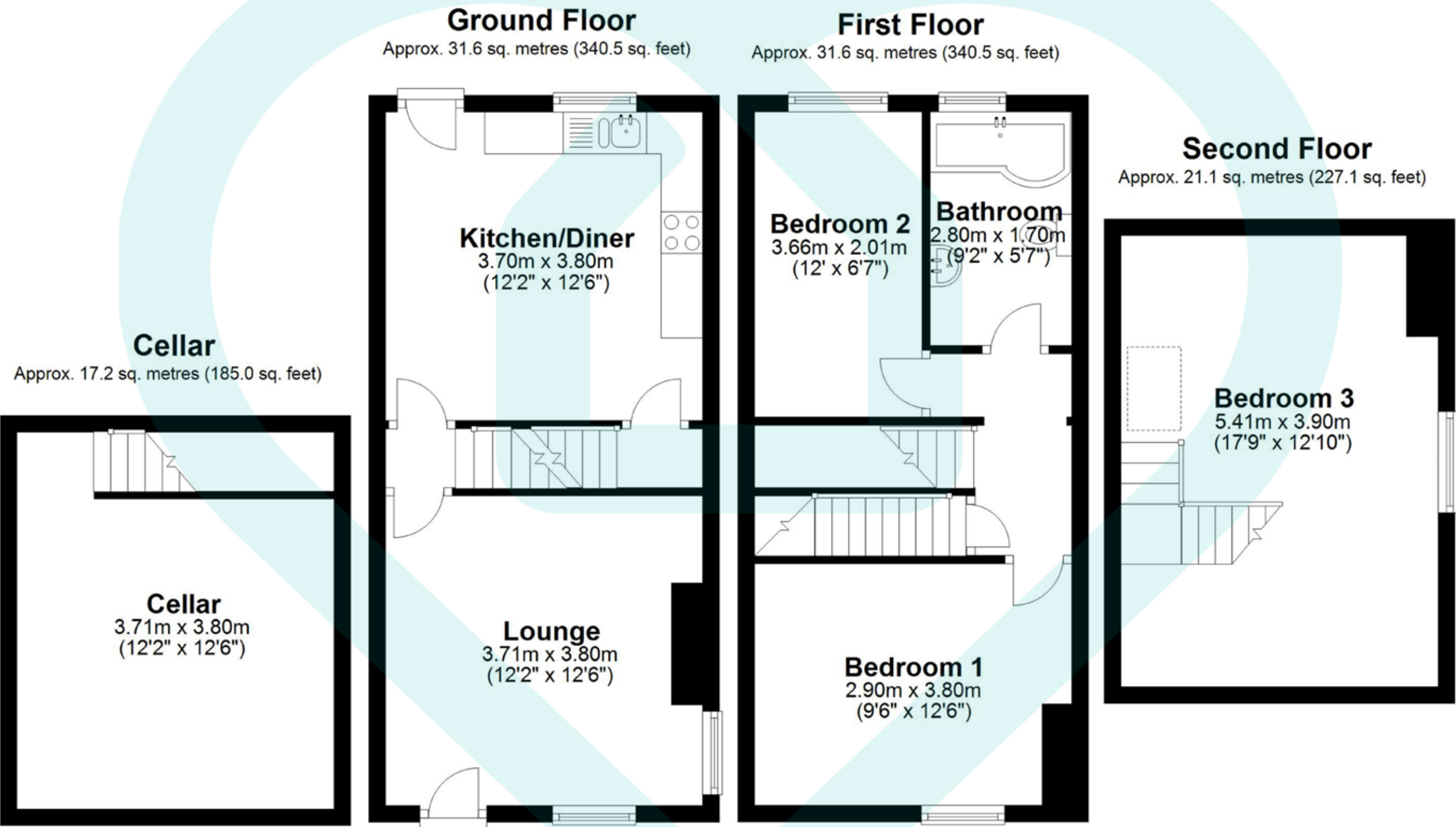
Highton Street represents a superb example of the traditional Sheffield terrace structure, with broad rooms and high ceilings throughout. You enter the home into a large lounge, featuring elegant décor. Boasting unique dual aspect, this space features generous alcoves for storage, a gorgeous fireplace feature, and ample space for comfy seating and entertainments. Passing the stairs, you enter the kitchen/diner to the rear of the property. This room matches the lounge in scale with tasteful neutral décor and plenty of worktops and cupboards for food preparation. There is a lot of room for a dining table, making this a superb space for enjoying meals together at any time of the day. From here you can also access the cellar, perfect for storage.

Upstairs you will find two bedrooms and the family bathroom. Bedroom 1 is a great size occupying the full width of the property. It features practical storage of the stairs and can accommodate a large double bed and a range of other furniture. Bedroom 2 is snigger in scale and would make an ideal children's room or bespoke home office. The full bathroom features an immaculate three-piece suite with a practical showerhead over the bath and plenty of room for storage. On the second floor is bedroom 3, a spacious attic conversion with a broad window and a bright skylight affording you lots of natural light. To the rear of the property is a charming garden comprised of. Beautiful green lawn and a stone-flagged patio area ideal for outdoor seating. There is even practical external storage.









Total area: approx. 101.6 sq. metres (1093.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



The MorfittSmith Building,
67 Middlewood Road,
Sheffield, S6 4GX



0114 232 1764



www.morfittsmith.co.uk



sales@morfittsmith.co.uk



lettings@morfittsmith.co.uk



newhomes@morfittsmith.co.uk



@morfittsmith



@morfittsmith



MorfittSmith Estate & Letting Agent



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