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Firth Park Road,
Firth Park,
Sheffield,
S5 6WP



A charming 4-bed in North Sheffield with enviable local greenery: Firth Park Road.

Boasting fantastic room sizes and excellent transport links, this family home is brimming with potential.





Time to explore.

Firth Park Road can be found in the community of Firth Park in North Sheffield. This is a superb surrounded by major road links thanks to its proximity to Northern General, giving you easy access to Meadowhall and the city centre. From this superb spot there is an impressive array of shopping, dining, and entertainments for you to enjoy. There are some wonderful community spaces in the area such as the High Wincobank Allotments and the Concord Sports Centre. There is no shortage of green spaces in the area either, most notable of which is the property's namesake Firth Park. This leafy expanse includes a cricket pitch, a play area, and plenty of opportunity for scenic walks. The neighbouring community of Wincobank even boasts its own Iron Age Hillfort, meaning there is no shortage of fascinating heritage in the area either. With practical on-road parking to the front of the property, Firth Park Road is a great choice for commuting professionals. With tall ceilings and generous rooms, this property is primed for an easy modernisation.

Step inside your new home.

You enter the home via a long hallway with stairs leading up to the first floor and to the cellar, ideal for storage. To your left are two substantial reception rooms. To the front of the home is the lounge, a smart space brimming with period features. It enjoys a broad bay window, large alcoves for storage, and ample space for comfy seating. Next is the dining room, another well sized space with enviable high ceilings typical of the property's Edwardian structure. There is plenty of room for a large table and chairs for a more formal dining experience. It would also function as an excellent second sitting room. To the rear of the home is the practical breakfast kitchen, boasting lots of cupboard space, functional integrated appliances, and even room for white goods.

The kitchen door leads you out to the rear garden, a courtyard perfect for outdoor furniture and potted plants. It also grants you access to the front via the alleyway. Back inside, the first floor is home to two three bedrooms and a generous family bathroom. Bedrooms 2 and 3 are sizeable doubles, benefitting from the additional floorspace provided by the ginnel, while bedroom 4 would make a great home office or dressing room. The bathroom encompasses a modern four-piece suite with a heated towel radiator, smart tiling and two bright windows, frosted for privacy. Occupying the top floor is bedroom 1, a large attic conversion with a stunning dormer window, extensive fitted storage, and plenty of space for a large double bed.



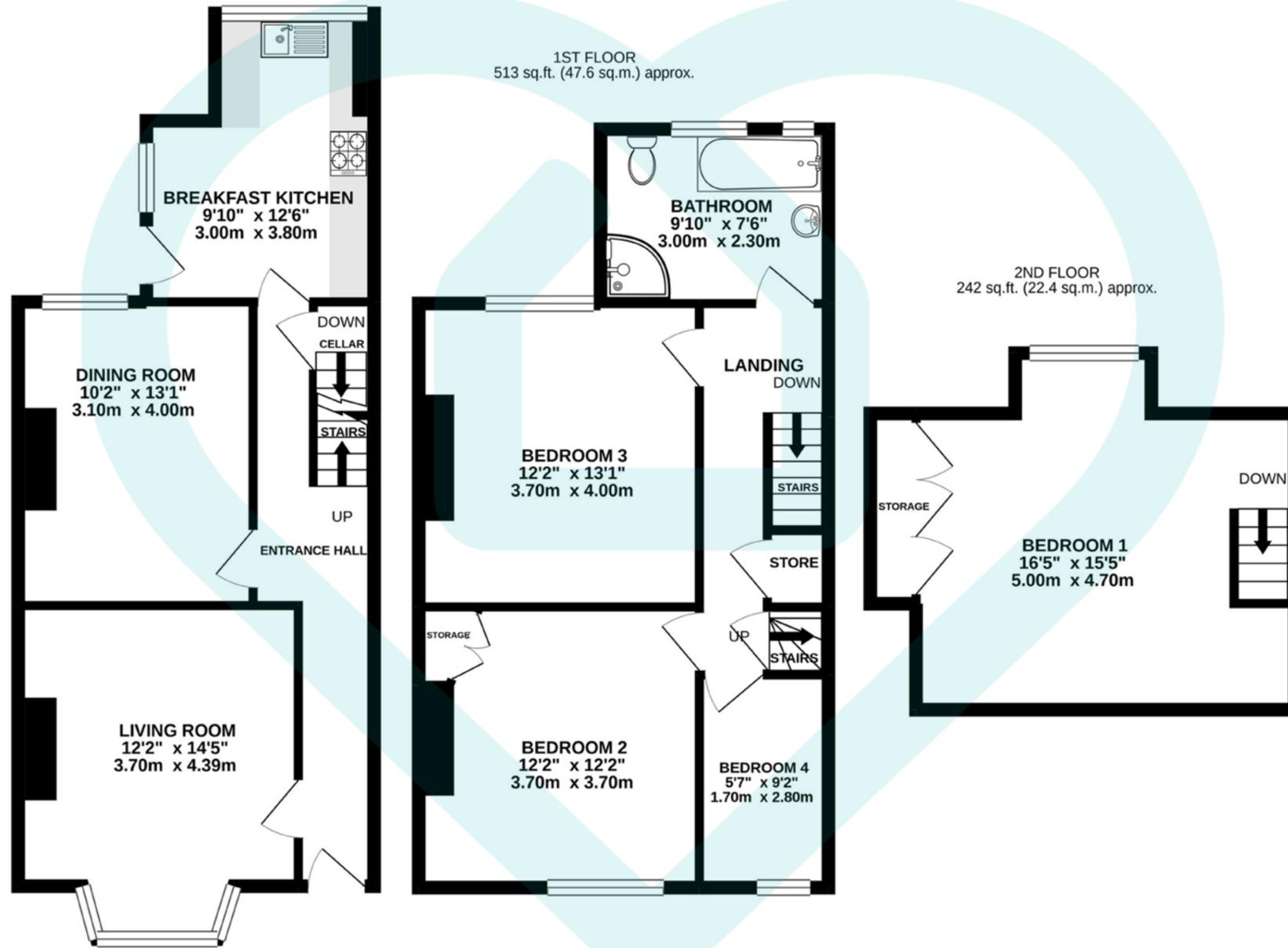




GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.

2ND FLOOR
242 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.3 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	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.



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