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morfittsmith

Manvers Road,
Walkley,
Sheffield,
S6 2PJ



**A gorgeous 3-bed in an enviable Walkley location:
Manvers Road.**

Boasting an elegant living space and an impressive attic bedroom, this lovely home is bound to steal your heart.





Time to explore.

Manvers Road can be found in a highly desirable position between the communities of Walkley and Hillsborough, north-west of the Sheffield city centre. This position grants you a staggering range of conveniences and entertainments further up and down the hill, ranging from local cafés to high street favourites. Up on South Road, the main thoroughfare of Walkley, you will find artisan shops and locally sourced businesses. Down in Hillsborough you can explore the wide array of delicious restaurants and practical supermarkets. To top it all there are excellent transport links into the city centre via bus and SuperTram, leaving you truly spoiled for choice. Manvers Road also occupies an especially green part of the city. It sits just a short walk from Hillsborough Park, affording you scenic walks just minutes from your door. It is also right by the Morley Street allotments, making this a prime spot for keen gardeners and sustainable family life. Manvers Road even boasts a detached garage/driveway accessible via Morley Street, making this a highly convenient base of operations for commuting professionals.

Step inside your new home.

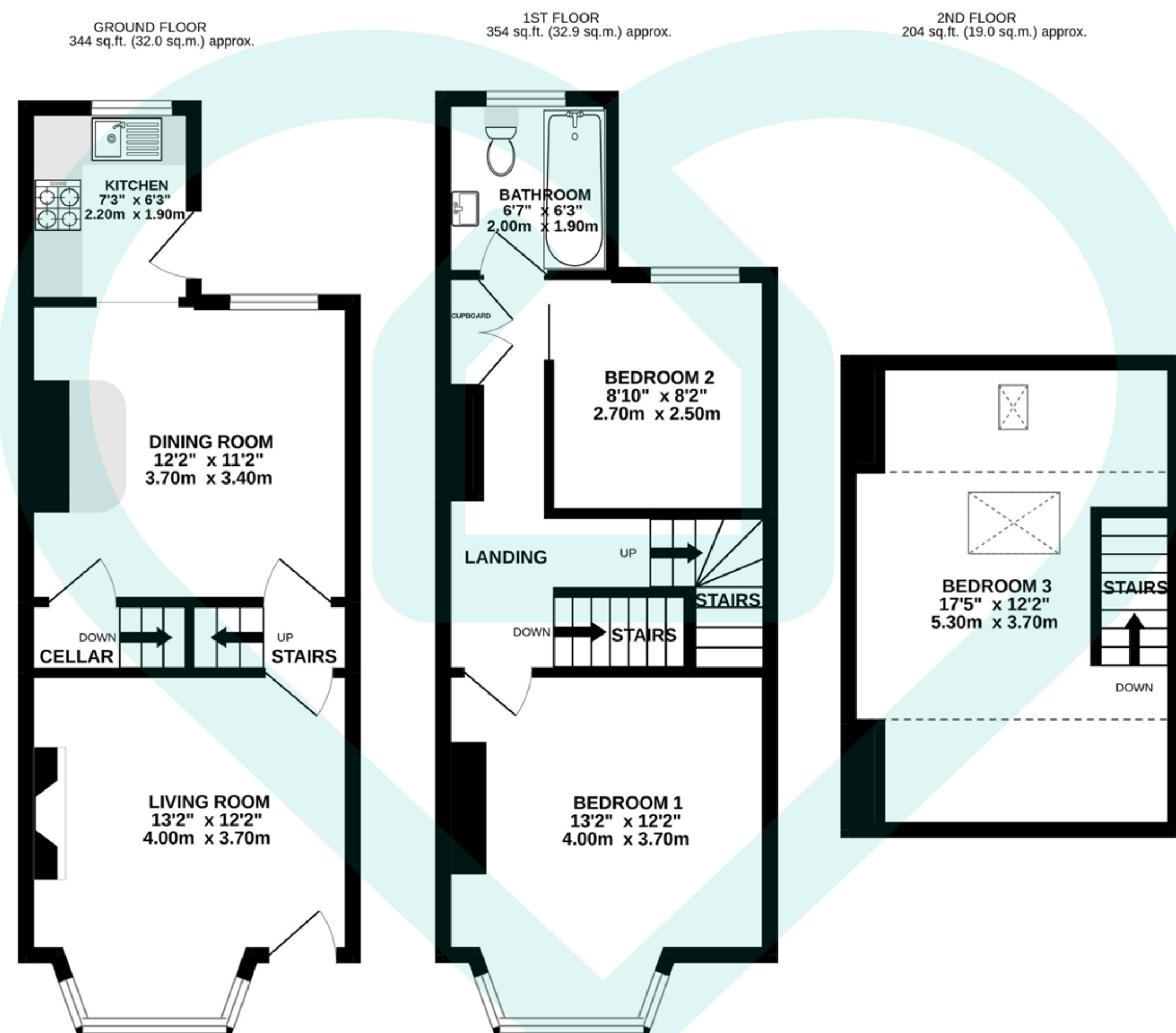
Manvers Road opens into a bright living space with a bay window, boasting large alcoves for storage or shelving and a stylish design. Passing the hall with stairs up to the first floor, you head through to the gorgeous dining room and off-shoot kitchen. The dining room is a generous size spanning the full width of the home. It is immaculately fitted with abundant space for dining furniture and storage. It also has additional kitchen units, creating a lovely flow through the space for family meals. From here you can access to the dry basement too, perfect for storage or a utility conversion. An archway takes you through to the kitchen, a contemporary environment with attractive steel-effect appliances and space for white goods.

The kitchen door leads out to the rear garden, a delightful space composed of several tiers of flagged patio, ideal for outdoor dining, potted plants, or even a barbecue. Back inside, upstairs you will find two bedrooms, a family bathroom, and plenty of fitted storage. Bedroom 1 is a marvellous size with a generous bay window mirroring the ground floor and ample room for storage and a large double bed. Bedroom two is snuggler in size, perfect for a home office or study space. The bathroom is an immaculate three-piece suite with attractive tiling and a handy shower over the bath. The second floor is home to bedroom 3, an impressive attic conversion with plenty of room under the eaves for storage and a wealth of natural light from two skylights.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 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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