



87 Ulverston Road, Woodseats, Sheffield, S8 0NX

Saxton Mee

# 87 Ulverston Road

## Woodseats

Guide Price

# £180,000

GUIDE PRICE £180,000 - £190,000

This charming Victorian terrace house, located in the highly sought-after area of Woodseats, offers a perfect blend of period character and modern living. The popular area of Woodseats boasts an array of amenities including cafes, restaurants, supermarkets, clothing shops and more. Green Spaces are close by with the fabulous Graves Park only a short walk away. With bus routes into the city centre and easy access to motorway networks this property is in the perfect spot with everything you need on the doorstep.

The spacious kitchen diner provides a welcoming space for family meals and entertaining, while retaining the traditional charm of the property. There is access in to a cellar, a bonus space for storage. Upstairs, you'll find two generous double bedrooms and a versatile study area on the spacious landing – ideal for a home office or reading nook. The modern family bathroom is fully tiled and well-appointed with underfloor heating, offering both style and practicality. Outside, the delightful rear garden provides a lovely seating area, perfect for outdoor relaxation. With its fantastic location and thoughtful layout, this home offers comfort and convenience in a popular neighbourhood. Perfect for a first time buyer this house will not disappoint and early viewings are highly recommended to avoid missing out!

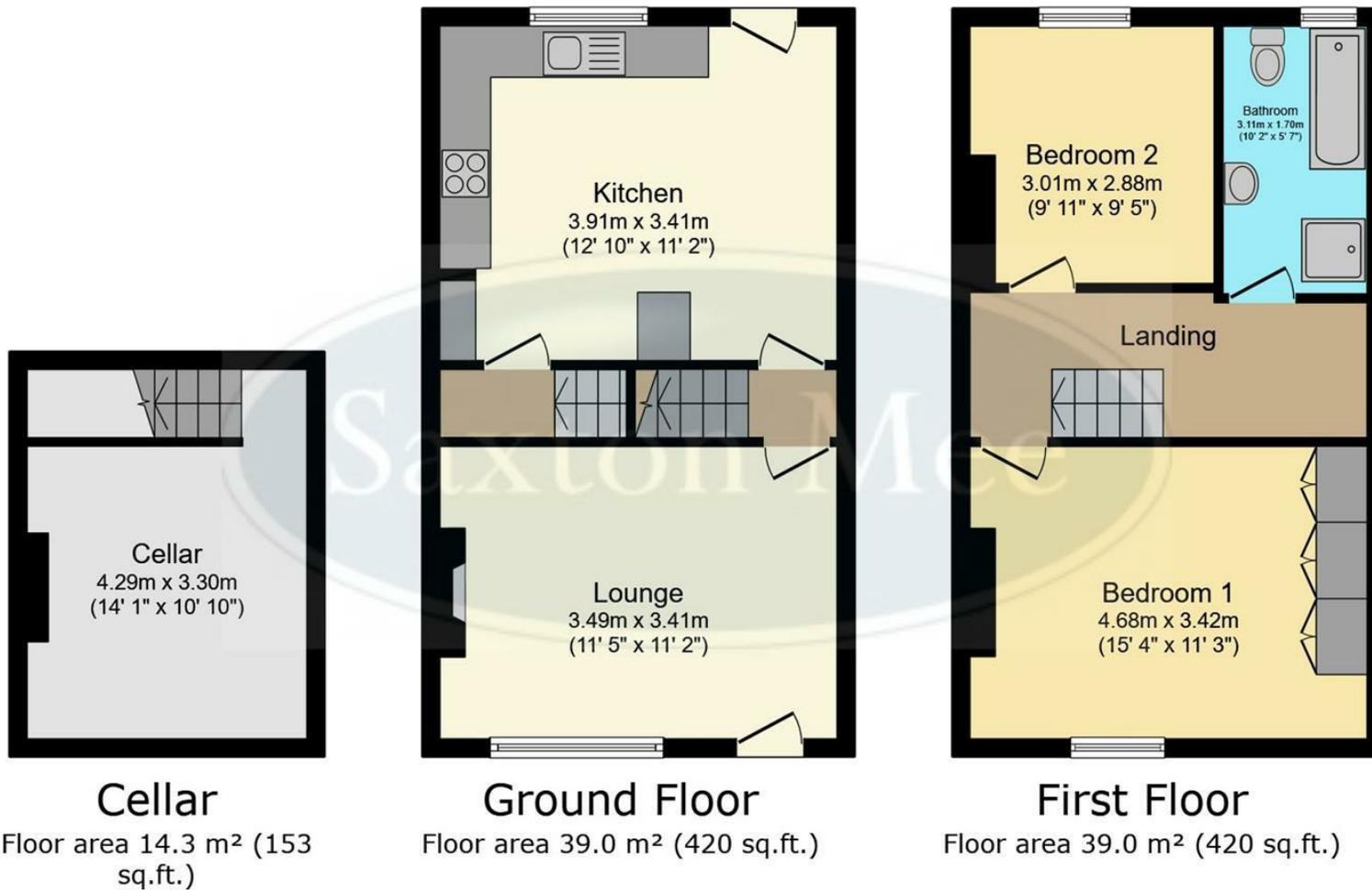
Tenure: Leasehold  
Council Tax: Band A



- GREAT LOCATION IN WOODSEATS CLOSE TO AN ARRAY OF AMENITIES
- TWO DOUBLE BEDROOMS
- STYLISH OPEN PLAN KITCHEN DINER
- CELLAR FOR BONUS STORAGE
- FABULOUS FITTED BATHROOM WITH BATH AND SEPERATE SHOWER NAD UNDERFLOOR HEATING
- DELIGHTFUL REAR GARDEN
- NO ONWARD CHAIN
- TASTELFULLY DECORATED THROUGHOUT
- EPC RATING: D







**TOTAL: 92.2 m<sup>2</sup> (993 sq.ft.)**

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