



65 Hangingwater Road, Fulwood, Sheffield, S11 7EP



# 65 Hangingwater Road

## Fulwood

Offers Around

# £795,000

A strikingly attractive, beautifully maintained, double fronted 5 bedroom/3 bathroom semi-detached home located in this first class location and with NO CHAIN.

Accommodation comprising:

Entrance hallway with stairs to the first floor. A bright and spacious sitting room/snug to the front. Large open plan fitted kitchen/dining room having a range of high specification units and central island. Integrated oven, five ring gas hob, dishwasher, fridge freezer, microwave and built in larder cupboards. To the front is a further reception room with central fireplace and built in book cases. The hallway leads to the boot room, WC and side entrance.

Lower ground floor provides a range of multi-functional rooms, currently used as work space but offering potential for further bedroom space, cinema room, garden room, gymnasium or office space, with French doors to the garden. Separate utility room with plumbing and housing for a washing machine and having a range of fitted units. Separate WC.

To the first floor is a delightful principal suite with a large and stylish en suite bathroom benefitting from double shower and slipper bath. There is a separate dressing room. Double bedroom two and three. Modern family bathroom comprising W.C, wash hand basin and vanity unit, corner bath and separate shower enclosure.

A staircase rises to the second floor with two further double bedrooms and a shower room with W.C and wash basin. There is an abundance of storage built into the eaves.

Outside there is off street parking for several cars to the side and rear. Low maintenance rear garden with patio seating area, a range of established plants, log store, artificial lawn, all providing an excellent space to entertain.

Hangingwater Road is a superb location, popular with families due to being within close proximity of excellent schools. A short walk away can be found Endcliffe and Bingham Parks, a wide range of shops, bars and amenities in Nether Green and nearby Ecclesall Road.



- Beautiful Period Home With Stone Facade
- Tasteful Farrow & Ball Colour Scheme Throughout
- Over 3,380 Sq Ft Of Living Space Across Four Floors
- Five Double Bedrooms
- Stunning Dining Kitchen With A Range Of Units
- Principal Bedroom Suite With Dressing Room And En Suite
- Large Rear Garden And Ample Off Street Parking
- First Class Location Close To Endcliffe Park
- EPC RatingTBC/Council Tax F/Freehold
- Viewing Via Banner Cross Office



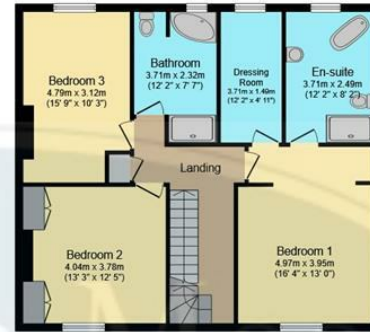




**Lower Ground Floor**  
Floor area 85.8 sq.m.  
(923 sq.ft.)



**Ground Floor**  
Floor area 86.4 sq.m.  
(930 sq.ft.)



**First Floor**  
Floor area 85.8 sq.m.  
(923 sq.ft.)



**Second Floor**  
Floor area 56.4 sq.m.  
(607 sq.ft.)

**TOTAL: 314.4 sq.m. (3,384 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

