



Houstead Road Handsworth Sheffield S9 4BX
£165,000

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**** FREEHOLD **** Situated in this popular residential area is this well presented and extended two bedroom, bay fronted semi detached which enjoys a south-east facing rear garden and benefits from a driveway providing off-road parking, a detached garage and workshop, gas central heating and uPVC double glazing. The property is ideally located close to local shops/amenities, with great transport links including key bus routes, good local schools and easy access to the motorway network.

The living accommodation briefly comprises: enter through a front uPVC door into the entrance hall with access into the lounge which has a bay window, gas fire and feature stone wall. A door then opens into the dining room which has a pantry off. An opening leads into the extended off-shot kitchen which has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. There is space for an oven, a washing machine and an American style fridge freezer. From the dining room, access into the garden room with a uPVC door opening to the rear garden. A door opens into a downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with access into the two bedrooms and a WC. The principal bedroom has a bay window allowing lots of natural light, space for furniture and fitted cupboards over the stairs. Bedroom two has storage cupboards and a corner shower unit. The WC has a bidet and wash basin with vanity unit.

- EXTENDED TWO BEDROOM SEMI DETACHED PROPERTY
- LOUNGE, DINING ROOM & OFF-SHOT KITCHEN
- GARDEN ROOM
- DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY, DETACHED GARAGE & WORKSHOP
- FREEHOLD
- PROXIMITY TO PUBLIC TRANSPORT
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO MOTORWAY NETWORK





OUTSIDE

A front patio enclosed with a mature hedgerow. There is a driveway which provides off-road parking. The fully enclosed rear garden has a patio and lawn. The detached garage has a workshop behind providing excellent storage.

LOCATION

Ideally located close to local shops/amenities, with great transport links including key bus routes. There are a number of schools close by for children of all ages, along with several parks and places of interest. Rother Valley country park and Crystal Peaks shopping centre are also just a short drive away. Easy access to the motorway network. ASDA superstore close by as well as a range of eateries and bars.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Total area: approx. 70.1 sq. metres (754.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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