



**Hampton Road, Sheffield**

**welcome to**

## **Hampton Road, Sheffield**

Presenting an excellent opportunity within the S5 postcode. A six bedroom home offering great potential. This property has spacious living throughout and is less than a mile away from the Northern General Hospital. Viewing is advised!! In association with rapid sale.

### **Bedroom Six**

12' 10" maximum x 8' 3" maximum ( 3.91m maximum x 2.51m maximum )

With a GCH radiator, rear facing velux and storage within the eaves.

### **Bathroom ( Second Floor)**

With a walk-in shower, low flush w/c, a front facing velux window, a towel radiator and sink unit.

### **Accommodation Ground Floor**

#### **Lounge**

15' 10" Maximum x 12' 11" maximum ( 4.83m Maximum x 3.94m maximum )

With a front and rear facing window and a chimney breast.

#### **Reception Room Two**

16' into bay x 12' 10" maximum ( 4.88m into bay x 3.91m maximum )

With front a front bay window and chimney breast.

#### **Dining Room**

12' 10" maximum x 11' 11" maximum ( 3.91m maximum x 3.63m maximum )

With a GCH radiator and side facing window.

#### **Kitchen**

10' 6" maximum x 6' 6" maximum ( 3.20m maximum x 1.98m maximum )

With a front facing window, a sink basin and under the sink storage.

### **First Floor Accommodation**

#### **Bedroom One**

15' 11" maximum x 13' maximum ( 4.85m maximum x 3.96m maximum )

With a GCH radiator, Front and rear facing window.

### **Bedroom Two**

12' 10" maximum x 12' 11" maximum ( 3.91m maximum x 3.94m maximum )

With a GCH radiator, chimney breast and front facing window.

### **Bedroom Three**

11' 11" maximum x 11' 3" maximum ( 3.63m maximum x 3.43m maximum )

With a rear facing window, GCH radiator and chimney breast.

### **Potential Bathroom**

With all second fixed plumbing in place.

### **Second Floor Accommodation**

#### **Bedroom Four**

12' 9" maximum x 7' 9" maximum ( 3.89m maximum x 2.36m maximum )

With a GCH radiator, and a velux rear facing window.

#### **Bedroom Five**

12' 11" maximum x 9' 11" maximum ( 3.94m maximum x 3.02m maximum )

With a front facing velux window and a GCH radiator.





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welcome to

## Hampton Road, Sheffield

- SIX BEDROOM SEMI-DETACHED HOME
- PERFECT INVESTMENT OPPORTUNITY OFFERING GREAT POTENTIAL THROUGHOUT
- SPACIOUS LIVING ACCOMMODATION
- LESS THEN A MILE AWAY FROM THE NORTHERN GENERAL HOSPITAL
- EASY ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: F

# £265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SBC107198 - 0009

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