







124 Hangingwater Road

Hangingwater • Sheffield • S11 7ES

Guide Price £315,000 to £330,000

A stylish and well proportioned 3 bedroom mid terrace property, in a very sought after location within walking distance of Bingham and Endcliffe Parks. Benefitting from UPVC double glazing, gas central heating and an enclosed low maintenance garden. No onward chain. On the ground floor a composite door opens into the bay windowed living room, which has a wood burning stove, set to a slate hearth and attractive fitted storage cupboards and shelving to the chimney breast recesses. The dining area has ample space for a large family dining table, fitted cupboards and a wood burning stove set to stone hearth provides a lovely focal feature. The dining room opens into the kitchen which is fitted with a range of matching wall and base units, complemented by a granite work surface. Integrated appliances include a De Dietrich electric oven, gas hob, fridge, freezer and dishwasher with space and plumbing for a washing machine. On the 1st floor, the principal bedroom has views towards Bingham Park and a fitted storage cupboard, the second bedroom is very well proportioned and the bathroom is attractively fitted with a suite in white comprising bath, with shower over, vanity wash hand basin and w.c. Within a fitted storage cupboard is the Ideal Logic plus combination boiler. On the second floor is a further double bedroom, with eaves storage. Outside the property is set back from the road with a small front garden, and a passageway shared just with the neighbour leads to a lovely, low maintenance rear garden ideal for sitting out and entertaining with a westerly aspect benefitting from the afternoon and evening sun. Leasehold 800 years from 29/09/1897 Ground rent £5.50 per annum





- Three Bedroom Mid Terrace
- Superbly Presented
- Open Plan Kitchen/Dining
- Gas Central Heating
- UPVC Double Glazing

- Close To Endcliffe & Bingham Parks
- Enclosed Rear Garden
- Wood Burning Stoves
- Leasehold
- EPC tbc





124 HANGINGWATER ROAD

APPROXIMATE GROSS INTERNAL AREA = 91.4 SQ M / 983 SQ FT

CELLAR = 17.3 SQ M / 186 SQ FT

TOTAL = 108.7 SQ M / 1169 SQ FT

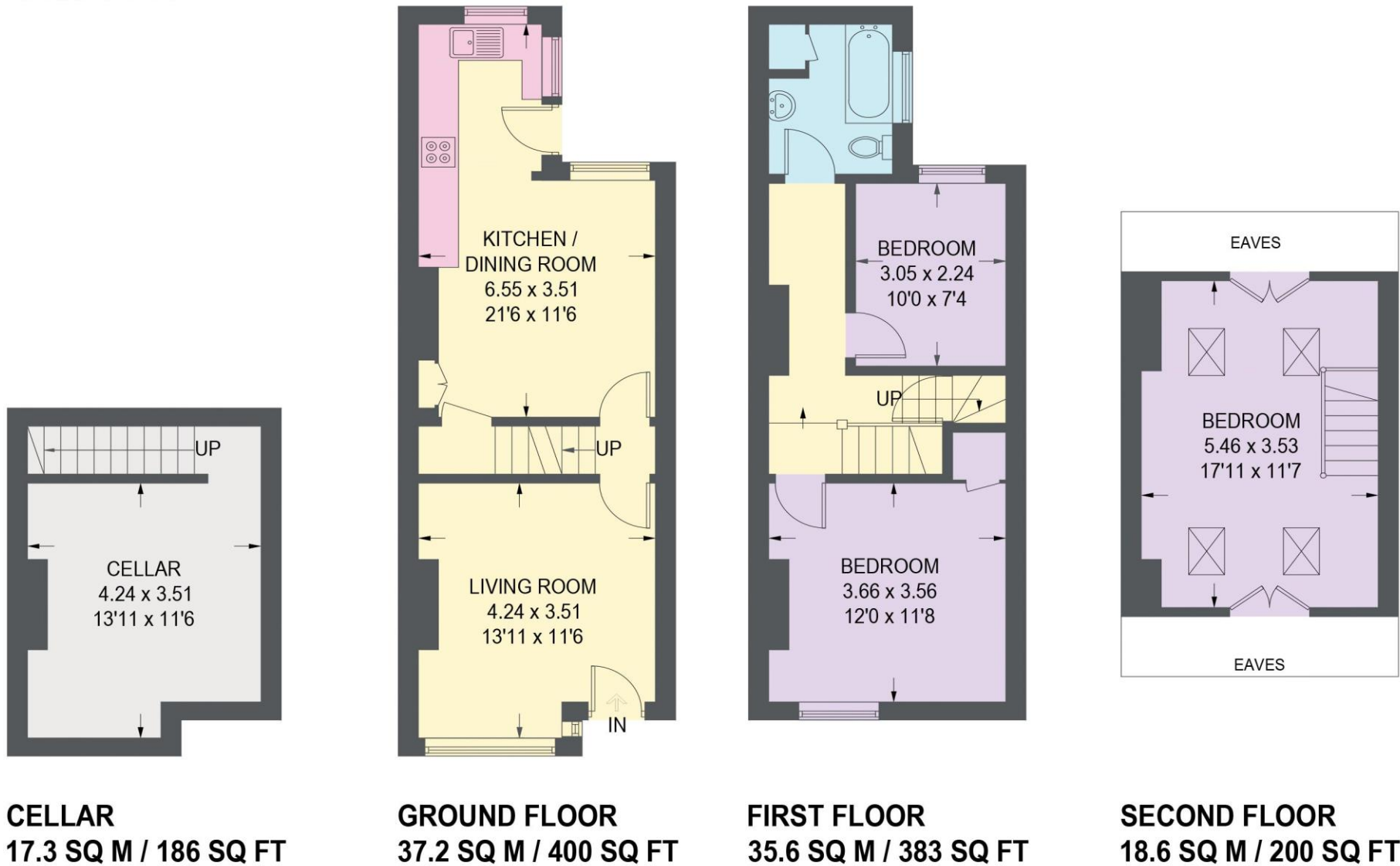


Illustration for identification purposes only, measurements are approximate, not to scale.

