



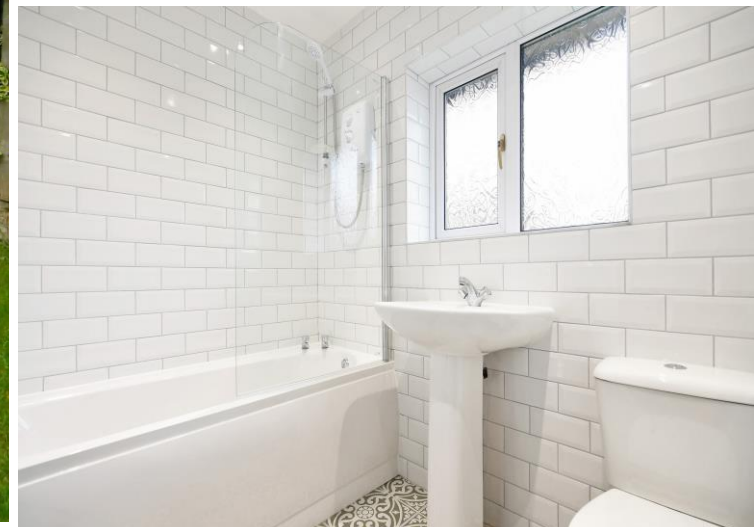


29 Ballifield Way

Handsworth • Sheffield • S13 9HY

Guide Price £190,000 - £200,000

Fully refurbished 3 bedroom semi detached property in Handsworth. Offering light and airy accommodation which has been replastered, rewired and stylishly decorated throughout to include floor coverings, brushed stainless sockets and solid wood contemporary doors. Benefits from new combination boiler (Mar 23), double glazing and enclosed rear garden. Freehold. No Chain. The property enters into a bright and airy hallway equipped with built in storage. The bay fronted lounge is presented with white walls and grey carpets. Ceramic flooring from the hallway continues into the newly installed Howdens kitchen hosting matte grey wall and base units finished with complementary quartz effect worktops. Integrated appliances include a Lamona oven, electric hob and overhead extractor, Hotpoint dishwasher and Indesit fridge freezer, plus separate utility space. Internal door leads through to an inner porch with generous under stairs storage and WC. Stairs lead to the first floor providing access to the partially boarded loft space. There are two double and one smaller bedroom, all presented with neutral walls and grey carpets. The bathroom is fully tiled with decorative flooring, housing a three-piece white suite and heated towel rail. Externally is an enclosed landscape front garden. Through secure gates is a southeast facing rear garden, predominantly laid to lawn enclosed by rustic fencing, featuring a brick built out house creating generous storage. Ballifield Way occupies a convenient position with access to local shops, schools, public transport and excellent access to Sheffield City Centre and the motorway network.



- Semi Detached House in Handsworth
- 3 Bedrooms
- Fully Refurbished
- Stylishly Presented
- Newly Installed Kitchen & Separate Utility

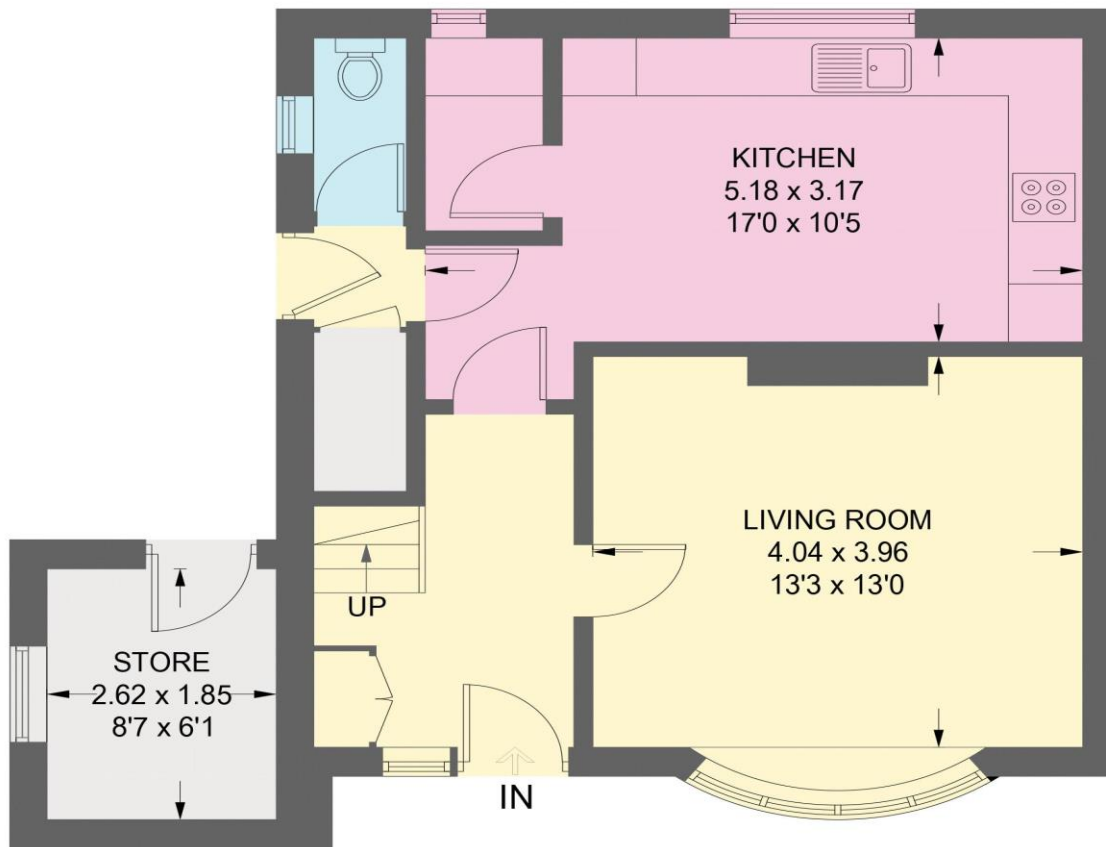
- Modern Bathroom
- Combination Boiler & Double Glazing
- South East Facing Rear Garden
- Freehold
- Council Tax Band A, EPC Rating C

29 BALLIFIELD WAY

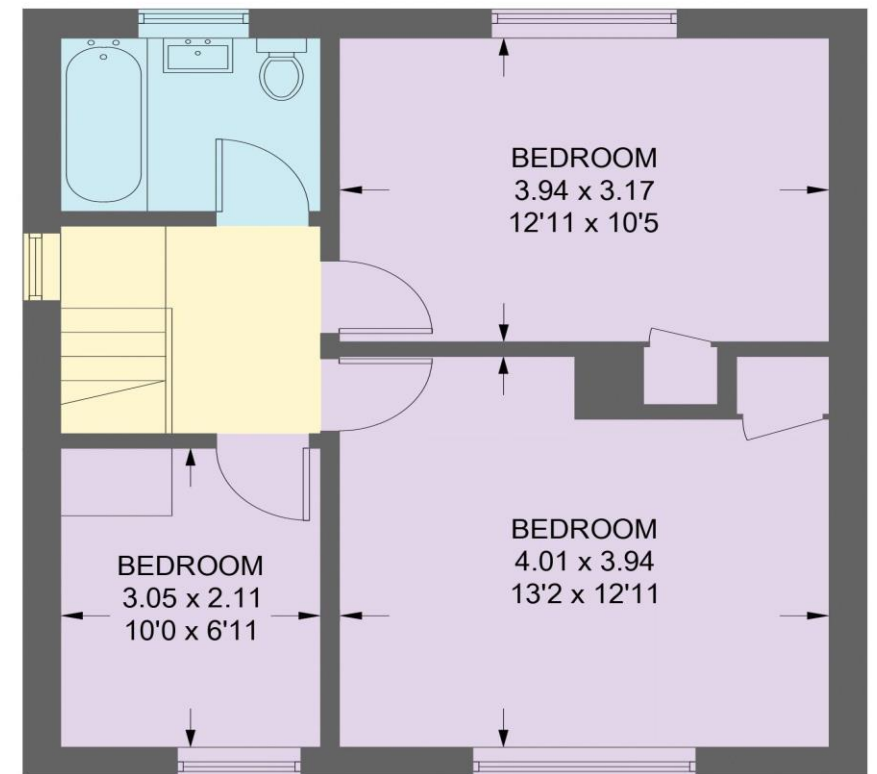
APPROXIMATE GROSS INTERNAL AREA = 91.4 SQ M / 984 SQ FT

STORE = 4.9 SQ M / 53 SQ FT

TOTAL = 96.3 SQ M / 1037 SQ FT



GROUND FLOOR = 45.8 SQ M / 493 SQ FT



FIRST FLOOR = 45.6 SQ M / 491 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.