





## 69 Hall Road

Handsworth • Sheffield • S13 9AH

Guide Price £140,000 - £150,000

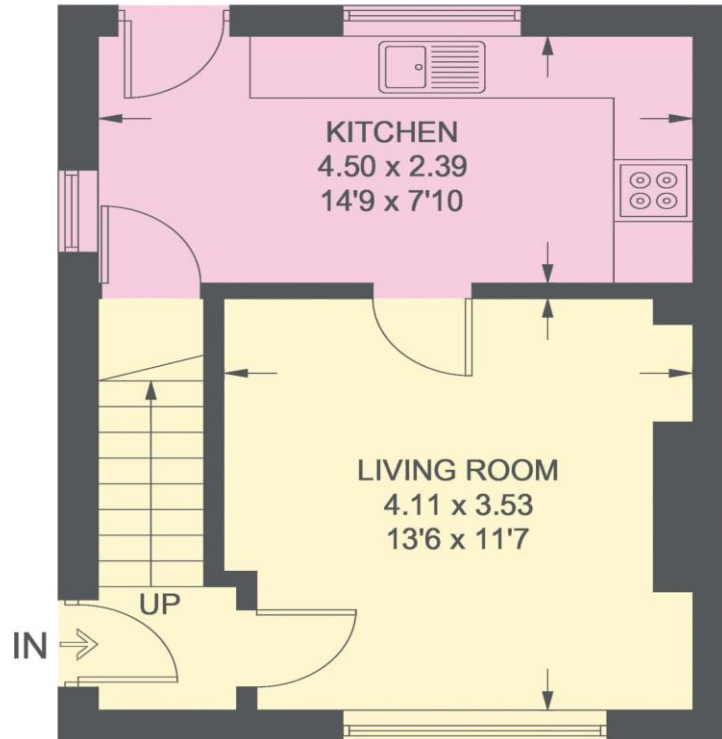
Ideally located with excellent transport links is a 2 double bedroom end terrace property in Handsworth, S13. In need of general updating, providing excellent potential to extend or develop subject to necessary consents. Benefits from generous driveway and southerly facing rear garden. The ground floor features front facing lounge complemented by feature fireplace and overlooking the rear garden is the kitchen fitted with a range of neutral units, providing space with plumbing for freestanding appliances. There is a useful walk-in pantry and rear door access to the driveway and garden. The first floor comprises of 2 double bedrooms and family bathroom equipped with 3-piece white suite and built in storage. Externally is a front garden beside a generous driveway creating off street parking for multiple vehicles. At the rear is a southerly facing garden, laid predominantly to lawn and garden shed. Hall Road occupies a convenient position with access to local shops, schools, public transport and excellent access to Sheffield City Centre and the motorway network.



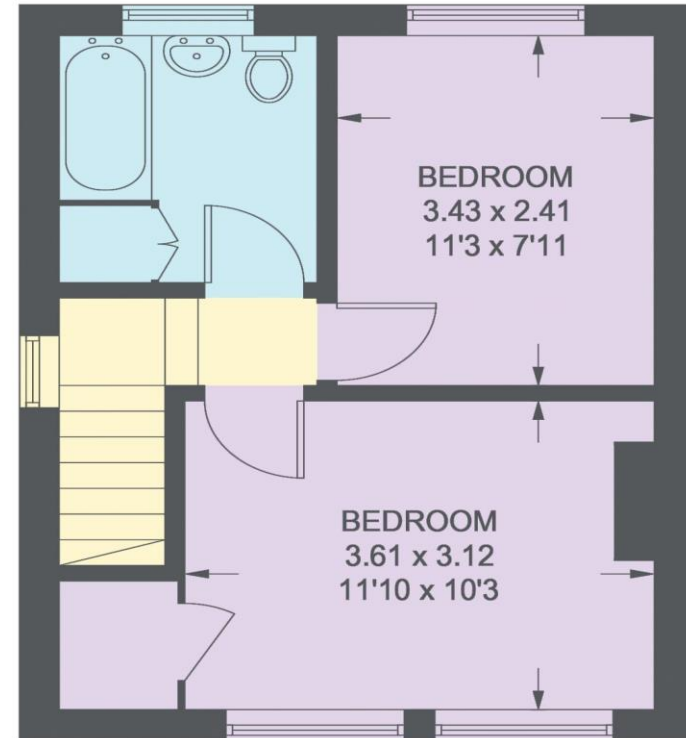
- End Terrace In Handsworth, S13
- 2 Double Bedrooms
- Generously Proportioned Rooms
- Gas Central Heating & Double Glazing
- Great Transport Links to City Centre
- Southerly Facing Rear Garden
- Generous Driveway
- Freehold
- EPC TBC
- Council Tax Band A

# 69 HALL ROAD

APPROXIMATE GROSS INTERNAL AREA = 59.2 SQ M / 637 SQ FT



**GROUND FLOOR**  
**29.7 SQ M / 320 SQ FT**



**FIRST FLOOR**  
**29.5 SQ M / 317 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.