







69 Far Lane

Hillsborough • Sheffield • S6 4FE

Guide Price £230,000 - £240,000

A generously proportioned, attractive 3-bedroom semi-detached property located on a popular road in Hillsborough S6, close to Hillsborough Park. Beautifully presented, light and airy, flexible accommodation offering open plan living area, modern kitchen, bathroom and spacious, south facing, landscaped rear garden with patio. The property enters into a spacious hallway offering cloakroom storage and ground floor WC. The dual aspect, open plan living space creates versatility and pleasant garden outlook in both directions. A bay fronted dining area adjoins the living space which features French doors opening directly onto the patio and landscaped garden. The white shaker style kitchen is topped with wood effect worktops, tiled floor and offers alternative side door access. Integrated appliances include double oven and gas hob, providing space and plumbing for further freestanding appliances. The first floor offers access to the loft space. There are 3 good sized, beautifully presented bedrooms, presented in a neutral palette. The family bathroom is equipped with a white suite, finished with stylish tiling and a separate WC. Externally is an enclosed front lawn and south facing landscaped rear garden designed with impressive patio, decorative stone and planted borders. Ideal secure family outdoor space. Far Lane is a popular road, well-served by local shops and amenities within walking distance, schools and recreational facilities including Hillsborough Park. Offering regular public transport including the Supertram, with access links to the city centre, the hospitals, universities, motorway, and the countryside.





- Generously Proportioned Semi Detached House
- 3 Good Sized Bedrooms
- Modern Kitchen & Integrated Appliances
- Open Plan Dual Aspect Living Space
- Modern Bathroom & Separate WC

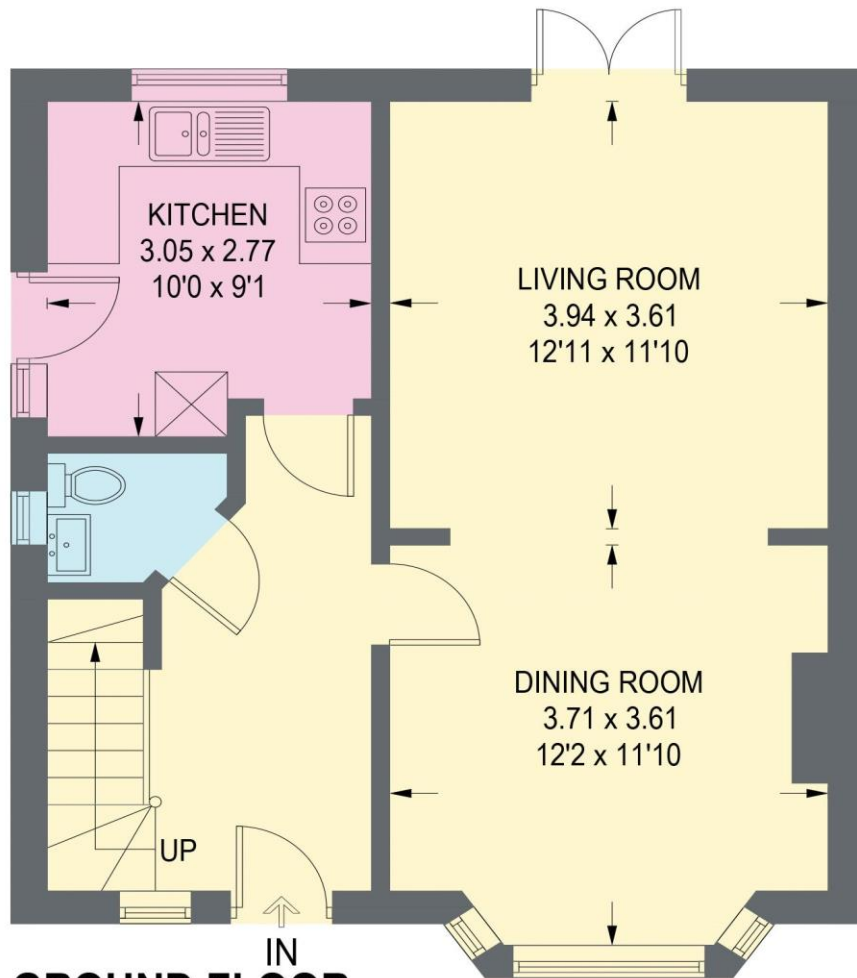
- Combination Boiler & Double Glazing
- Beautifully Presented Throughout
- Generous Landscaped Rear Garden
- Freehold
- Council Tax Band B, EPC TBC



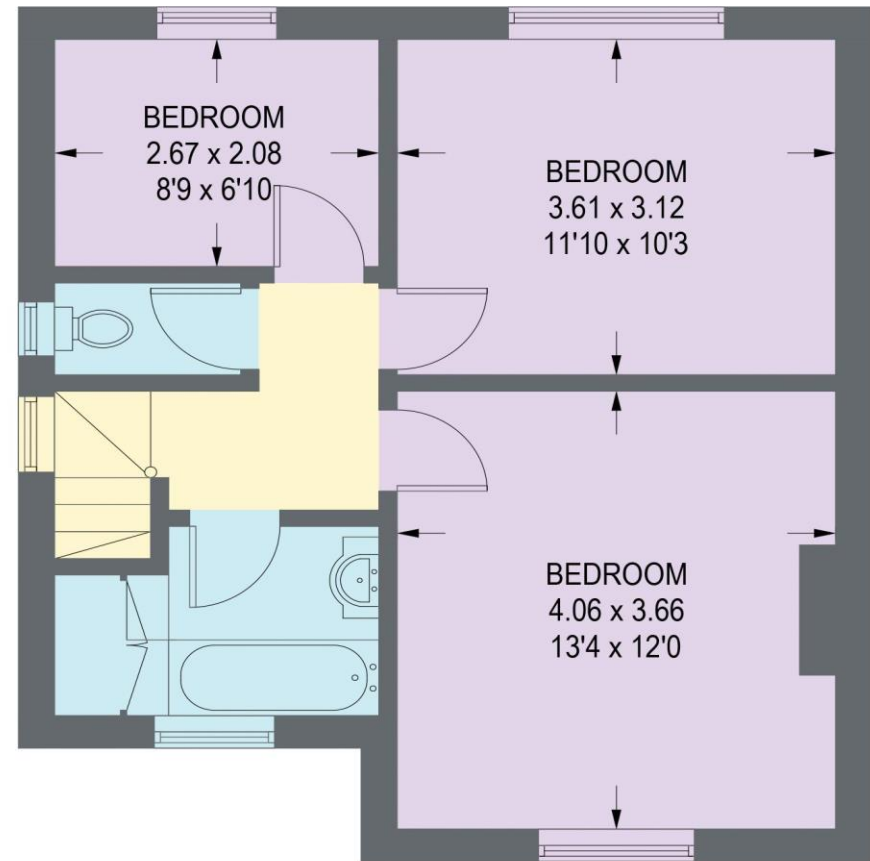


69 FAR LANE

APPROXIMATE GROSS INTERNAL AREA = 93.3 SQ M / 1004 SQ FT



GROUND FLOOR
48.9 SQ M / 526 SQ FT



FIRST FLOOR
44.4 SQ M / 478 SQ FT

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



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