







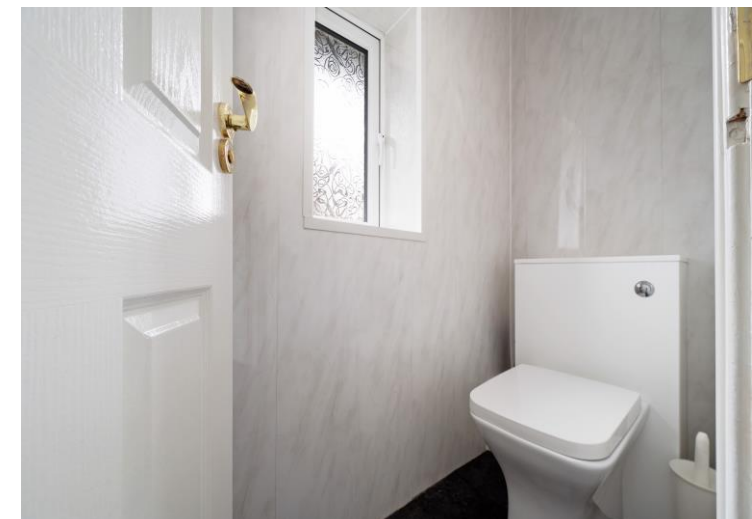
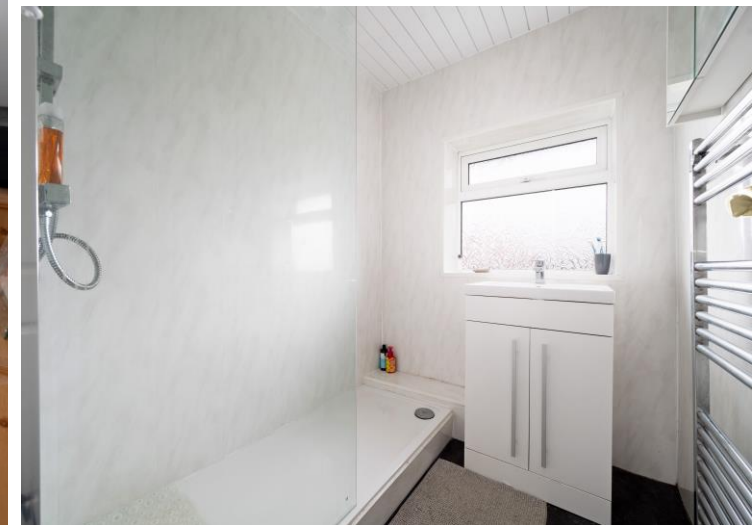
8 Spa View Drive

Hackenthorpe • Sheffield • S12 4HB

Guide Price £140,000 - £150,000

Attractive 2 double bedroom semi detached property in Hackenthorpe, S12. Beautifully presented with modern interior and immaculate landscaped rear garden featuring outbuilding and generous driveway. Benefits from combination gas central heating and double glazing. The property is accessed through a side entrance into an inner hallway incorporating cloakroom storage, housing the Alpha combination boiler. The cosy front facing lounge is generously proportioned presented in modern décor, styled with wood effect floor and stone feature fire surround. The dining kitchen overlooks the rear garden accessed through French doors. A modern matte grey fitted kitchen with integrated oven, hob and extractor, equipped with fixed dining area. The first floor comprises 2 double bedrooms, both well-presented providing built in wardrobe storage. A walk in rainfall shower along with vanity hand wash basin and chrome heated towel rail are located separately from the WC. A generous driveway creates off street parking for multiple vehicles. Secure gated lead to an enclosed landscaped rear garden, designed with hardstanding patio, partial lawn, brick-built BBQ and useful outbuilding providing ideal storage solutions. Hackenthorpe is a popular area known for its excellent local amenities; there are superb amenities in the form of shops, schools and Sheffield Supertram networks. Ideally placed for links to both the M1 motorway networks and Sheffield City Centre. Rother Valley Country Park nearby offers excellent leisure pursuits and Crystal Peaks Shopping Centre and Drakehouse Retail Park further superb facilities.





- Attractive Semi Detached in Hackenthorpe, S12
- 2 Double Bedrooms
- Well Presented Throughout
- Modern Dining Kitchen
- Combination Boiler & Double Glazing
- Excellent Transport Links
- Landscaped Rear Garden & Outbuilding
- Generous Driveway
- Freehold
- Council Tax Band A, EPC Rating D

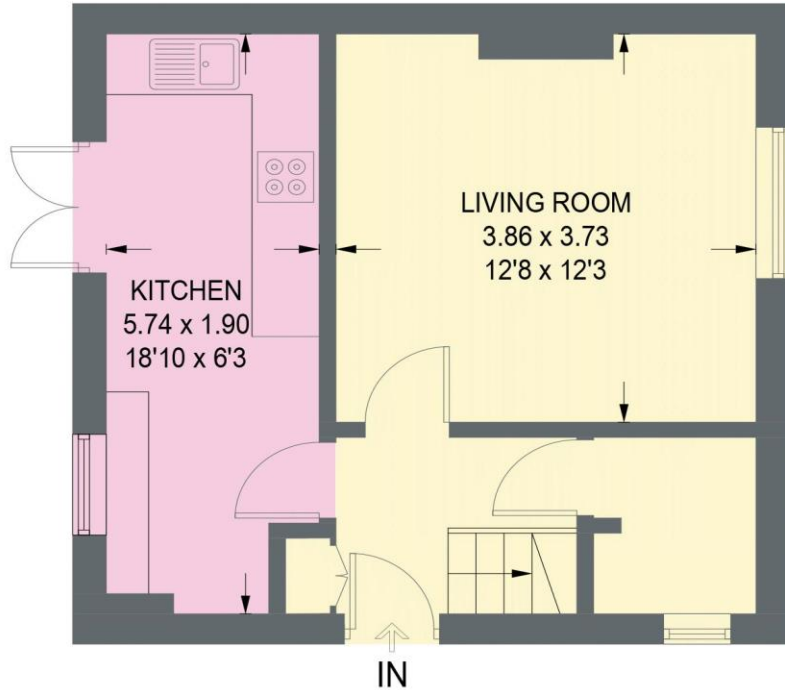


8 SPA VIEW DRIVE

APPROXIMATE GROSS INTERNAL AREA = 67.0 SQ M / 721 SQ FT

STORE = 4.9 SQ M / 53 SQ FT

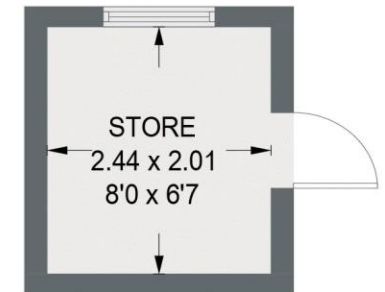
TOTAL = 71.9 SQ M / 774 SQ FT



GROUND FLOOR
33.7 SQ M / 363 SQ FT



FIRST FLOOR
33.3 SQ M / 358 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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