











## 108 Hangingwater Road

Hangingwater • Sheffield • S11 7ES

£265,000

A spacious, refurbished, 4 bedroom mid terrace property. Superbly located within a short walk of Bingham/Endcliffe Park, superb local amenities at Hangingwater and within the catchment of very popular schools. Recent improvements include new heating from a combination boiler, rewire, new roof, kitchen and bathroom. On the ground floor a composite door opens into the spacious bay windowed living room, the dining kitchen is attractively fitted with stylish, cream fronted matching wall and base units, complemented by a granite effect roll top work surface. Integrated appliances include a fridge/freezer and dishwasher whilst there is space and plumbing for a washing machine. There is a wall mounted modern Ideal combination boiler and a rear facing composite barn door providing access to the rear. On the 1st floor are two well proportioned bedrooms and a stylish refitted bathroom with suite in white comprising a bath with shower over, wash hand basin and w.c with contemporary tiling to the wet areas. On the 2nd floor are two further bedrooms, making ideal childrens rooms or home office work space. Outside to the front the property is set back from the road with a low maintenance front garden and to the rear is a courtyard garden providing further low maintenance outside sitting and entertaining space.

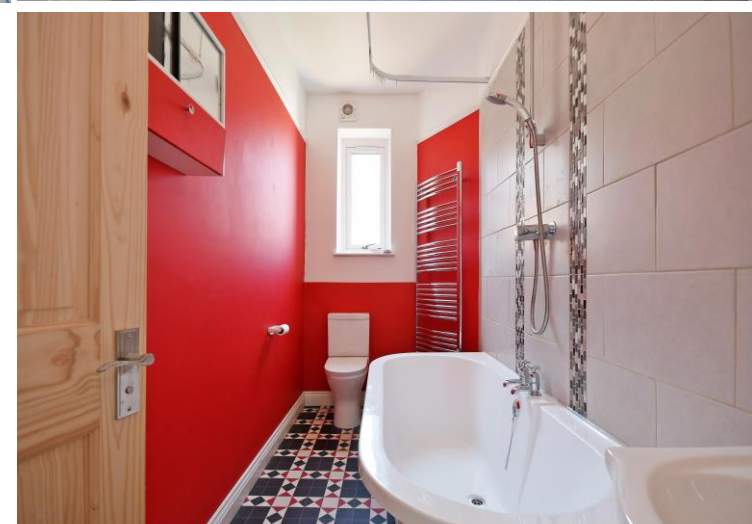








- Four Bedroom Mid Terraced
- Recently Refurbished
- Modern Kitchen And Bathroom
- Rewired And New Gas Combination Boiler
- UPVC Double Glazing
- Low Maintenance Rear Garden
- No Onward Chain
- Close To Bingham/Endcliffe Parks
- Popular Schools
- Council Tax Band - C





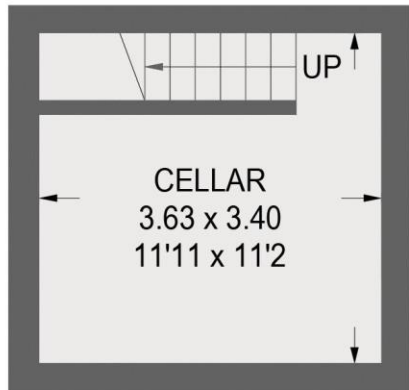


# 108 HANGINGWATER ROAD

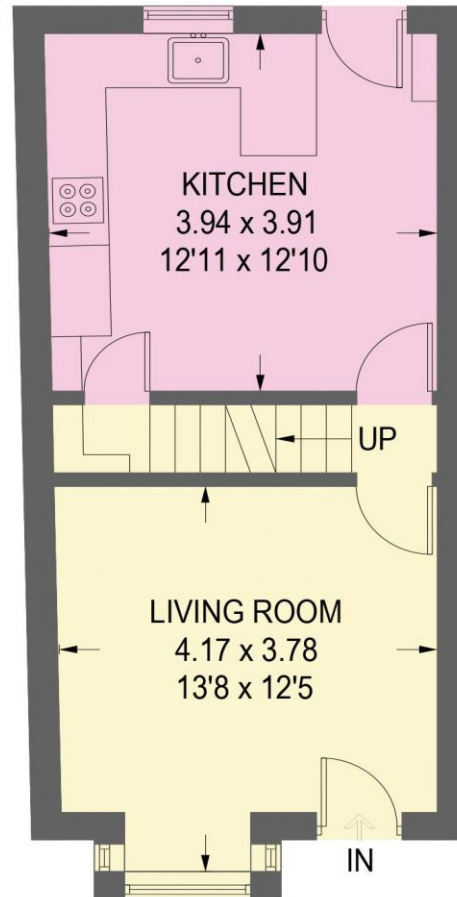
APPROXIMATE GROSS INTERNAL AREA = 92.3 SQ M / 993 SQ FT

CELLAR = 12.4 SQ M / 133 SQ FT

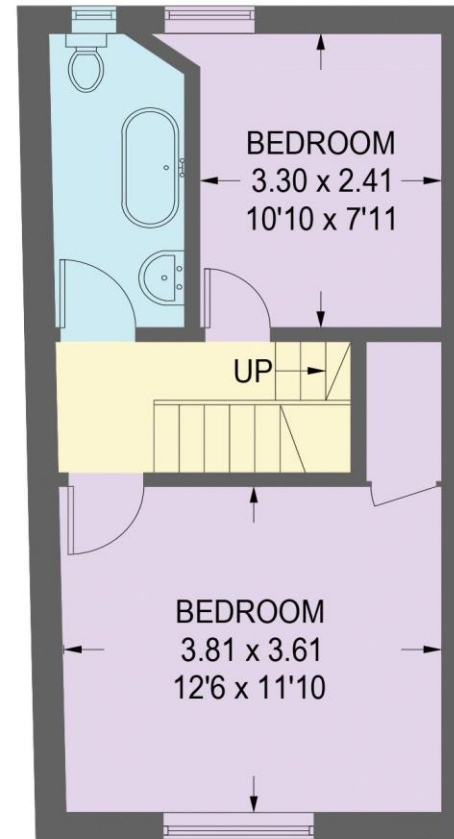
TOTAL = 104.7 SQ M / 1126 SQ FT



**CELLAR**  
12.4 SQ M / 133 SQ FT

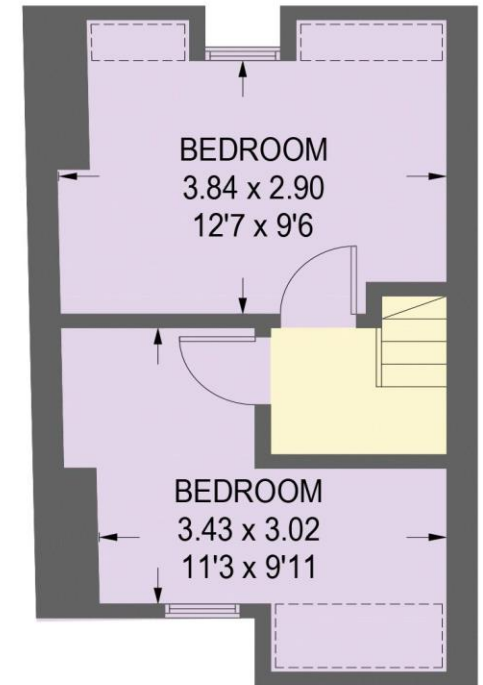


**GROUND FLOOR**  
33.9 SQ M / 365 SQ FT



**FIRST FLOOR**  
32.8 SQ M / 353 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0



**SECOND FLOOR**  
25.6 SQ M / 275 SQ FT

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





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