







155 Cobnar Road

Graves Park • Sheffield • S8 8QE

Guide Price £220,000 - £230,00

Ideally located beside Graves Park is a 3 bedroom semi-detached family home offering fabulous potential. Requires modernisation, creating superb potential to extend or develop into existing double garage complete with generous driveway, all subject to necessary consents. Benefits from private enclosed rear garden, combination gas central heating and double glazing. No onward chain. The property enters through a uPVC front porch and inner hallway complete with ground floor WC. There are 2 flexible reception rooms, a bay fronted lounge complemented by features exposed brick wall and overlooking the garden is a separate sitting/dining room featuring period fireplace. The kitchen is fitted with a range of neutral wall and base units, providing space with plumbing for freestanding appliances and side door, with direct access to an adjoining double garage, creating superb potential to develop. The first-floor features 2 spacious double bedrooms and a good-sized third bedroom, ideal for home office or child's bedroom. The bathroom is equipped with 3-piece white suite, overhead shower and partial tiling, offering access to the loft hatch. Externally a generous hardstanding driveway creates off street parking for multiple vehicles leading to a double garage adjoining the property. At the rear is an established, enclosed, secluded garden, filled with a variety of mature trees and plants, alongside a patio area. Cobnar Road is ideally placed for local shops and amenities including St James retail park, local schools, recreational facilities including Graves Park, public transport, and access links to the city centre, motorway, hospitals, universities, and the Peak District.





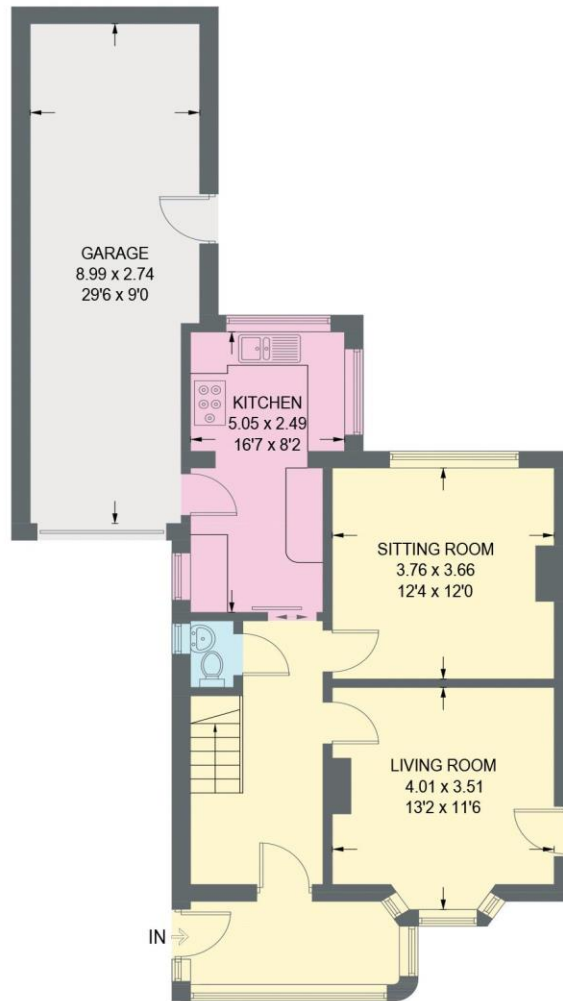
- Semi Detached Family Home in S8
- Ideally Located Beside Graves Park
- 3 Good Sized Bedrooms
- 2 Flexible Reception Rooms
- Offering Superb Potential to Develop

- Combination Gas Central Heating
- Established Enclosed Rear Garden
- Generous Driveway & Garage
- Freehold & No Chain
- Council Tax Band C, EPC TBC

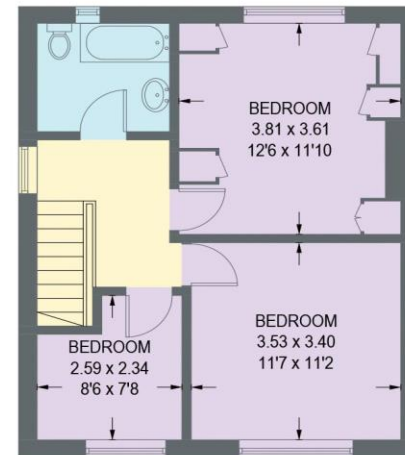


155 COBNAR ROAD

APPROXIMATE GROSS INTERNAL AREA = 126 SQ M / 1356 SQ FT (INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
81.8 SQ M / 880 SQ FT



FIRST FLOOR
44.2 SQ M / 476 SQ FT

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



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