







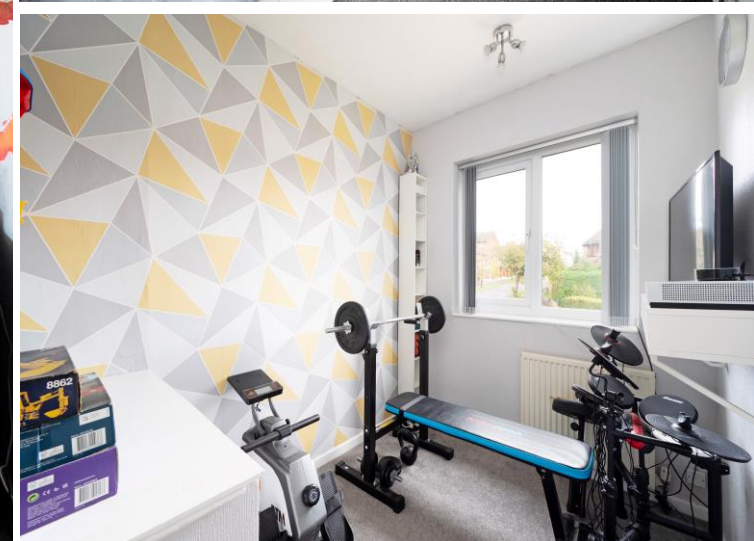
117 Flockton Road

Handsworth • Sheffield • S13 9QX

Guide Price £250,000 - £265,000

An extended 4-bedroom semi-detached family home in Handsworth, S13, with fabulous woodland backdrop. This property has been adapted for wheelchair accessibility including internal lift. A superb extended kitchen with adjoining conservatory creates the hub of the home plus fabulous second floor ensuite main bedroom offering far reaching views. Benefits from generous driveway and enclosed rear garden. The ground floor has been extended to create a fabulous open plan kitchen designed with a range of modern gloss units, and integrated appliances including double oven, microwave/grill and gas hob. Features central island and adjoining conservatory providing pleasant garden aspect. A front facing lounge is presented in stylish décor and laminate floor. The first floor comprises 2 double bedrooms and a smaller third flexible room, all well presented. There is lift access for wheelchair from the rear facing bedroom to the kitchen. A specialised wet room has been designed for accessibility. Stairs rise to the second floor creating the main bedroom offering superb views and ensuite shower room. A generous driveway creates off street parking for multiple vehicles leading to the enclosed rear garden providing a raised patio overlooking lower garden, laid predominantly to lawn backing onto a woodland backdrop. Flockton Road is ideally placed for a host of local Amenities, Shops, Schools and boasts excellent links to the M1 Motorway, Sheffield City Centre, Crystal Peaks Shopping Centre and Meadowhall Shopping Centre.





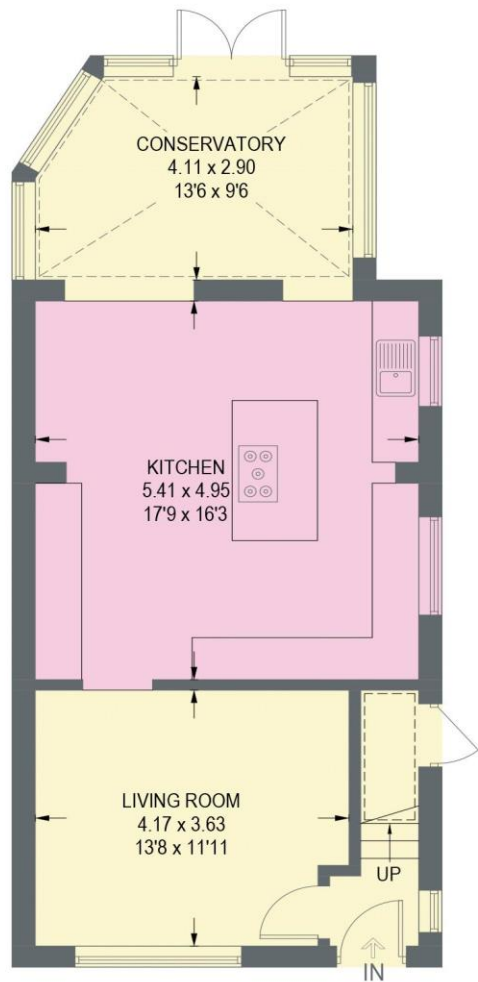
- Extended Semi Detached House in Handsworth, S13
- 4 Bedrooms & 2 Bathrooms
- Modified for Wheelchair Access
- Fabulous Kitchen Adjoining Conservatory
- Arranged Over 3 Levels
- Enclosed Rear Garden & Patio
- Driveway Providing Off Road Parking
- Combination Boiler & Double Glazing
- Leasehold - 739 years £10 pa - A Morrell
- Council Tax Band B, EPC TBC



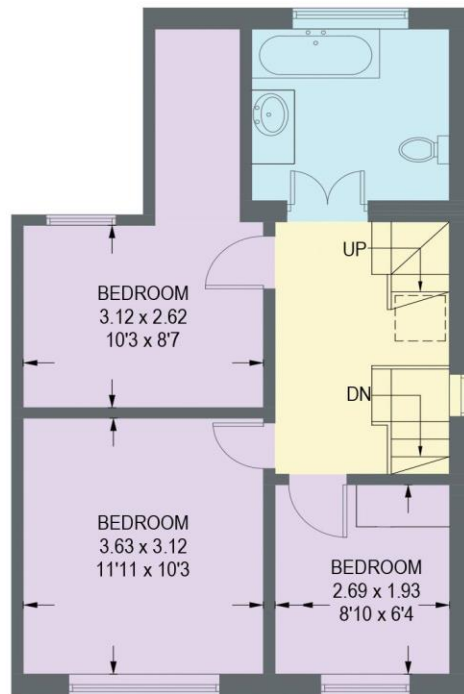


117 FLOCKTON ROAD


APPROXIMATE GROSS INTERNAL AREA = 125.8 SQ M / 1354 SQ FT



GROUND FLOOR
58.5 SQ M / 630 SQ FT



FIRST FLOOR
45.0 SQ M / 484 SQ FT

 = Reduced headroom below 1.5m / 5'0"



SECOND FLOOR
22.3 SQ M / 240 SQ FT

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

