







2 Mortomley Close

High Green • Sheffield • S35 3HZ

Guide Price £185,000 - £200,000

Offering fabulous potential to develop is a spacious 3 double bedroom semi detached family home, in High Green, S35. Flexible accommodation with adjoining outbuildings, detached garage, driveway and generous landscaped gardens. In need of modernisation and requiring a scheme of improvements. Features gas central heating. Freehold with no onward chain. The ground floor offers a dual aspect generously proportioned living area overlooking beautiful gardens to both front and rear. The dining kitchen offers great potential to create an open plan space with adjoining outbuildings, which could be developed all subject to necessary consents. The first floor provides a generous landing with storage and access to the loft space. Comprising of 3 good sized bedrooms all offering a pleasant garden outlook. The bathroom is fitted with a 3-piece cream suite. Externally the property lies within extensive, beautifully maintained gardens alongside a gated driveway leading to the garage. Adjoining the house are outbuildings complete with WC creating the space and potential to develop or extend if desired, all subject to necessary consents. High Green is well-served by local shops and amenities, public transport, and access links to the city centre, motorway, Meadowhall, and the Northern General Hospital.





- Spacious Semi Detached Family Home in S35
- 3 Good Sized Bedrooms
- Offering Fabulous Potential
- Walking Distance of Mortomley Park
- Excellent Local Amenities & Transport Links
- Outbuildings Adjoining Property
- Generous Garden Front & Rear
- Driveway & Garage
- Freehold & No Chain
- Council Tax Band C, EPC Rating D





2 MORTOMLEY CLOSE

APPROXIMATE GROSS INTERNAL AREA = 126.4 SQ M / 1360 SQ FT (INCLUDING GARAGE)

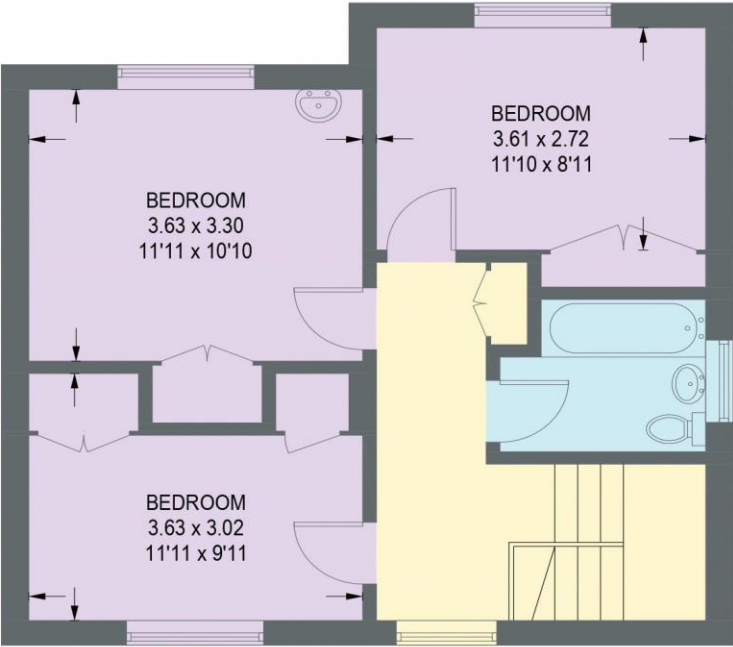
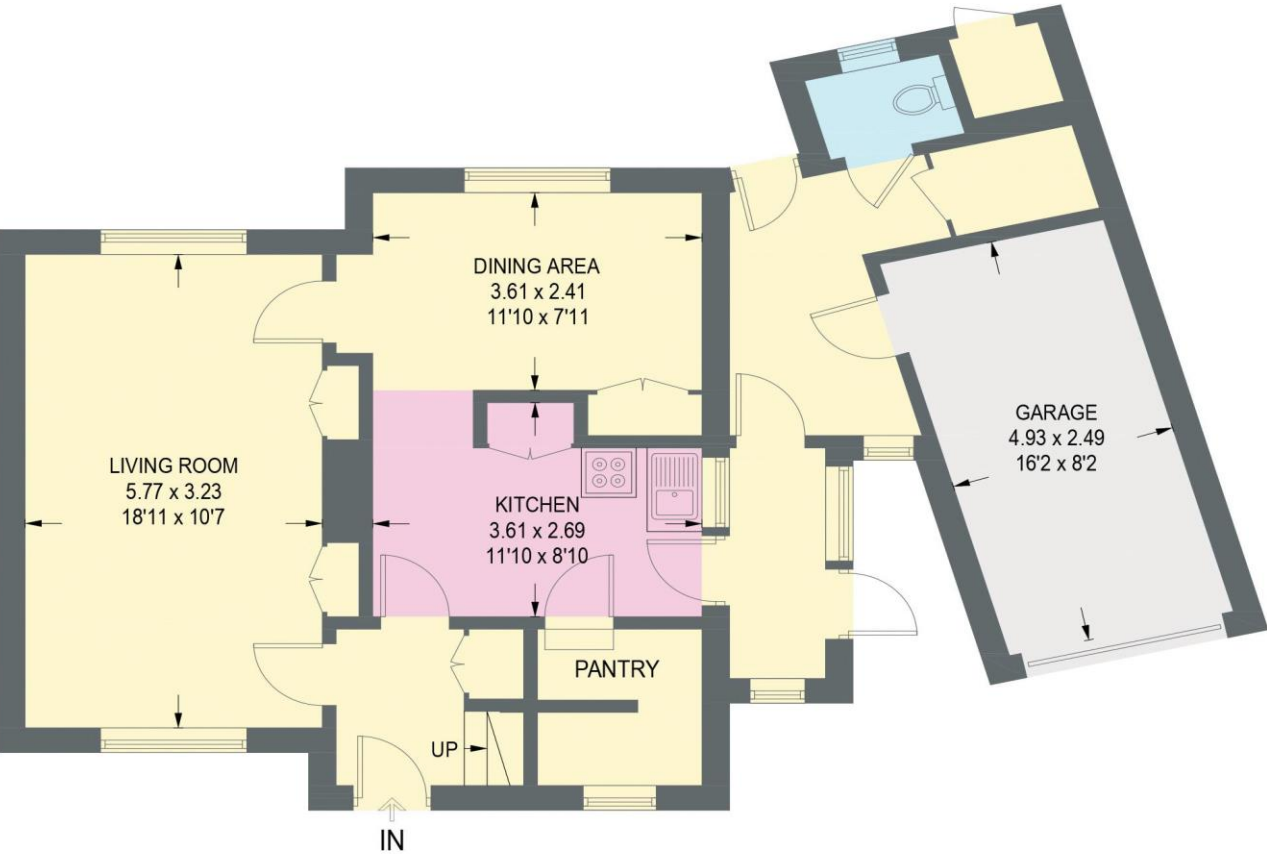


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1205012)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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