



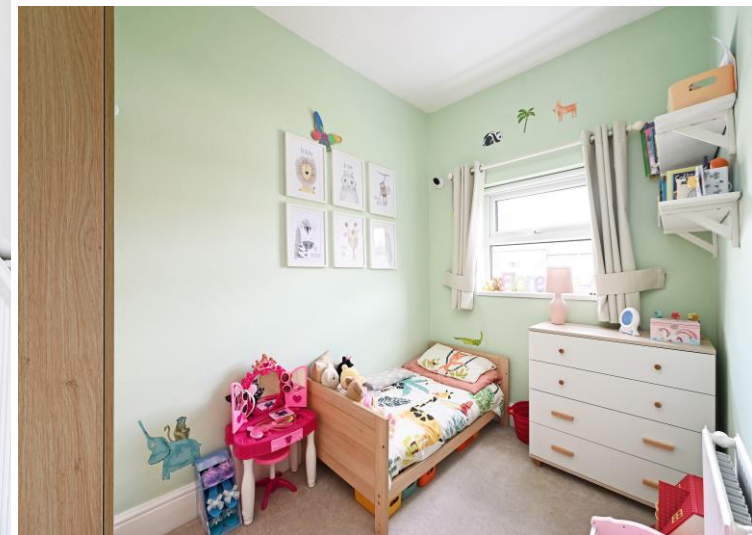
2 Glen View

Hangingwater • Sheffield • S11 7EU

Guide Price £300,000 - £320,000

Located in the heart of Hangingwater, beside Bingham Park in a quiet, secluded location is a beautifully presented 3-bedroom family home. Flexible accommodation over 3 levels filled with natural light. Benefits from sought after location with reputable school catchment, front and rear outdoor space with outbuilding, ideal for storage. The property enters into a modern dining kitchen, offering space for a dining table and cellar access. Fitted with a range of grey shaker style units topped with complementary worktops and contrasting walls. Integrated appliances include Hot Point oven, microwave, slimline dishwasher, fridge freezer with space and plumbing for a washing machine. Offering direct access to the enclosed rear garden and patio is a light and airy lounge styled in a neutral palette with feature exposed brick fire inset. The first floor comprises 2 bedrooms, a rear facing double bedroom, overlooking the garden with generous walk in closet and smaller bedroom to the front of the property presented in pastel tones with neutral carpet. The fully tiled bathroom is equipped with a 3 piece white suite, overhead shower, vanity hand wash basin and chrome heated towel rail. Stairs rise to the second floor creating the main bedroom which features front Velux window, storage within the eaves and adjoining walk-in wardrobe/dressing area. A front courtyard provides a seating area with outbuilding and creates a great first impression to the property. At the rear is an enclosed garden designed with partial lawn and recently installed decked patio creating a seamless link with the living area. Hangingwater is a very popular location with excellent shopping facilities, Nether Green and High Storrs school catchment and easy access to walks in Bingham Park towards Forge Dam or towards Endcliffe Park and Ecclesall Road or Broomhill.





- Secluded Mid Terraced Family Home in S11
- 3 Beautifully Presented Bedrooms
- Light & Airy Accommodation Over 3 Levels
- Modern Dining Kitchen & Cellar Access
- Combination Boiler & Double Glazing
- Reputable Schools Within Catchment
- Enclosed Rear Garden & Decked Patio
- Sought After Location Beside Bingham Park
- Tenure TBC
- Council Tax Band A, EPC Rating D





2 GLEN VIEW

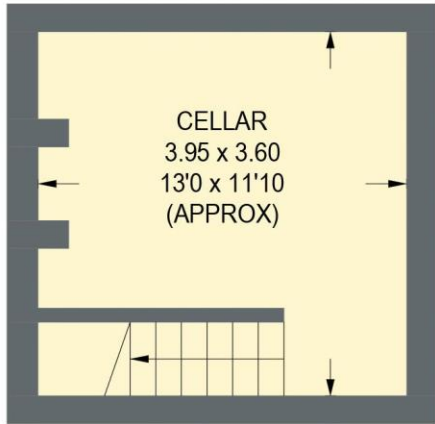
APPROXIMATE GROSS INTERNAL AREA = 80.3 SQ M / 864 SQ FT

CELLAR = 14.2 SQ M / 153 SQ FT

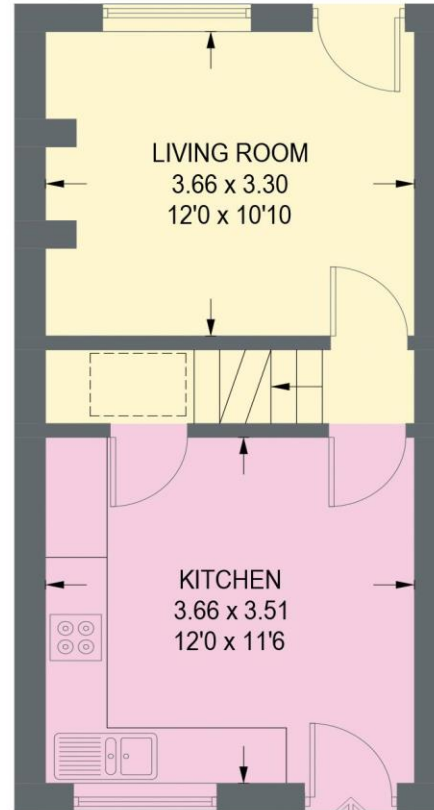
TOTAL = 94.5 SQ M / 1017 SQ FT



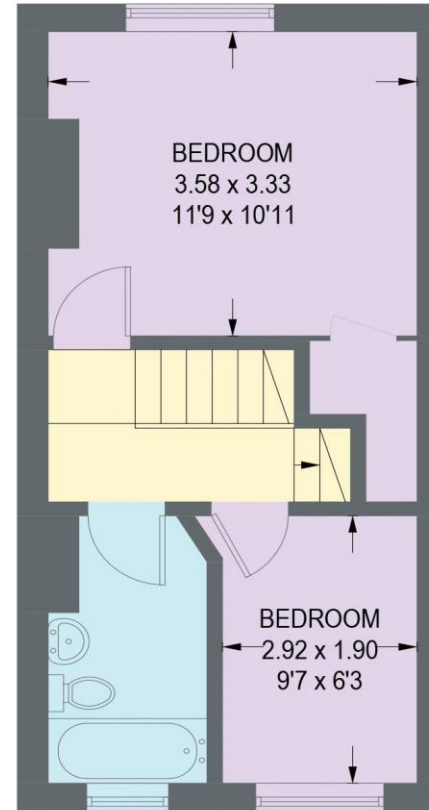
= Reduced headroom below 1.5m / 5'0



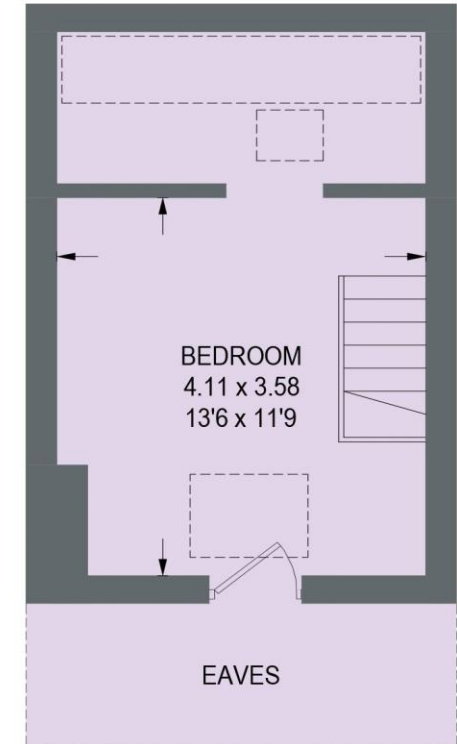
CELLAR
14.2 SQ M / 153 SQ FT



GROUND FLOOR
29.6 SQ M / 319 SQ FT



FIRST FLOOR
29.3 SQ M / 315 SQ FT



SECOND FLOOR
21.4 SQ M / 230 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868