



**Herries Road Shiregreen Sheffield S5 8TJ**  
**Offers Around £230,000**



# Herries Road

Sheffield S5 8TJ

Offers Around £230,000

**\*\* FREEHOLD \*\*** Situated on this popular tree-lined residential road is this bay fronted and extended, three bedroom semi detached property which benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. Herries Road is well-placed for local shops and amenities, local schools, Longley Park, other recreational facilities, public transport and access to the Northern General Hospital, Meadowhall, the M1 motorway and Sheffield City Centre.

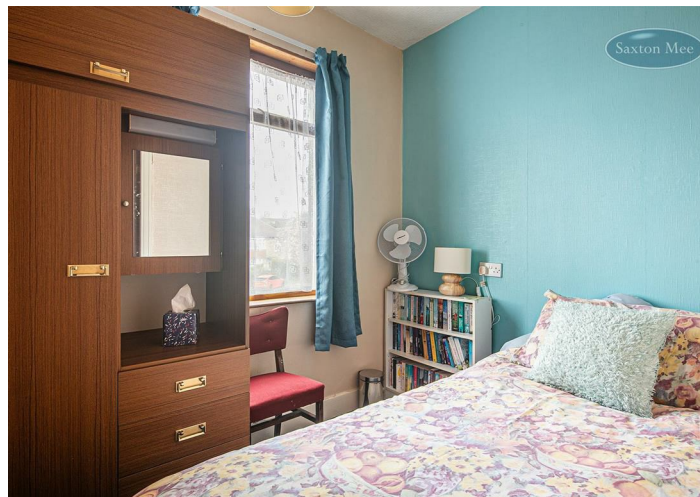
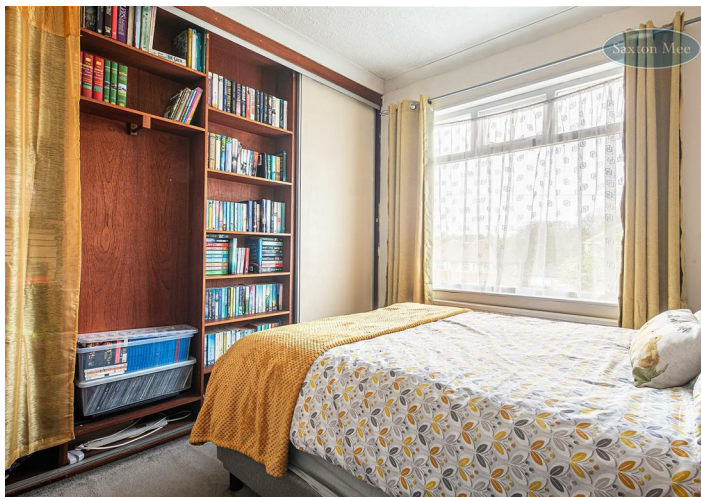
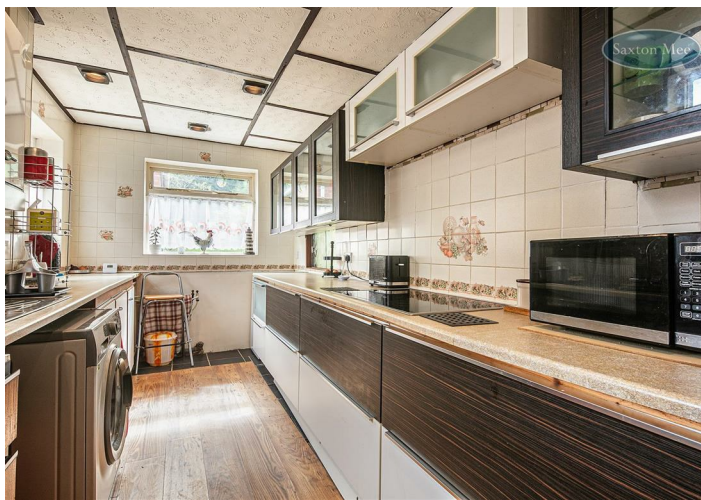
The accommodation briefly comprises uPVC double doors open into a porch with a door opening into the entrance hall. Access into the lounge, dining room and kitchen. The lounge has a lovely bay window with bespoke fitted blinds and a gas fire set in an attractive surround. The dining room has a feature stone wall and flows into the extended garden room. This bright and airy space has uPVC French doors opening onto the rear garden. The separate galley style kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a double oven, ceramic hob along with space for a fridge, freezer, washing machine and the wall mounted gas boiler. There is an under stair pantry, side door and windows to the side and rear.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms, a shower room and separate WC. The master is to the rear aspect and has fitted wardrobes. Double bedroom two is to the front and again benefits from fitted wardrobes. Bedroom three is to the front. The shower room has a double shower and wash basin.

- THREE BEDROOM SEMI DETACHED
- LOUNGE, DINING ROOM & GARDEN WITH ACCESS ONTO THE REAR GARDEN
- SEPARATE KITCHEN
- DRIVEWAY & DETACHED GARAGE
- REAR GARDEN
- POPULAR RESIDENTIAL AREA
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY
- FREEHOLD







## OUTSIDE

To the front is a double-width driveway which leads down the side of the property to the detached garage which has an up and over door and side windows. The rear garden has a lawn and planted area.

## LOCATION

Herries Road is well-placed for local shops and amenities, local schools, Longley Park, other recreational facilities, public transport and access to the Northern General Hospital, Meadowhall, the M1 motorway and Sheffield City Centre.

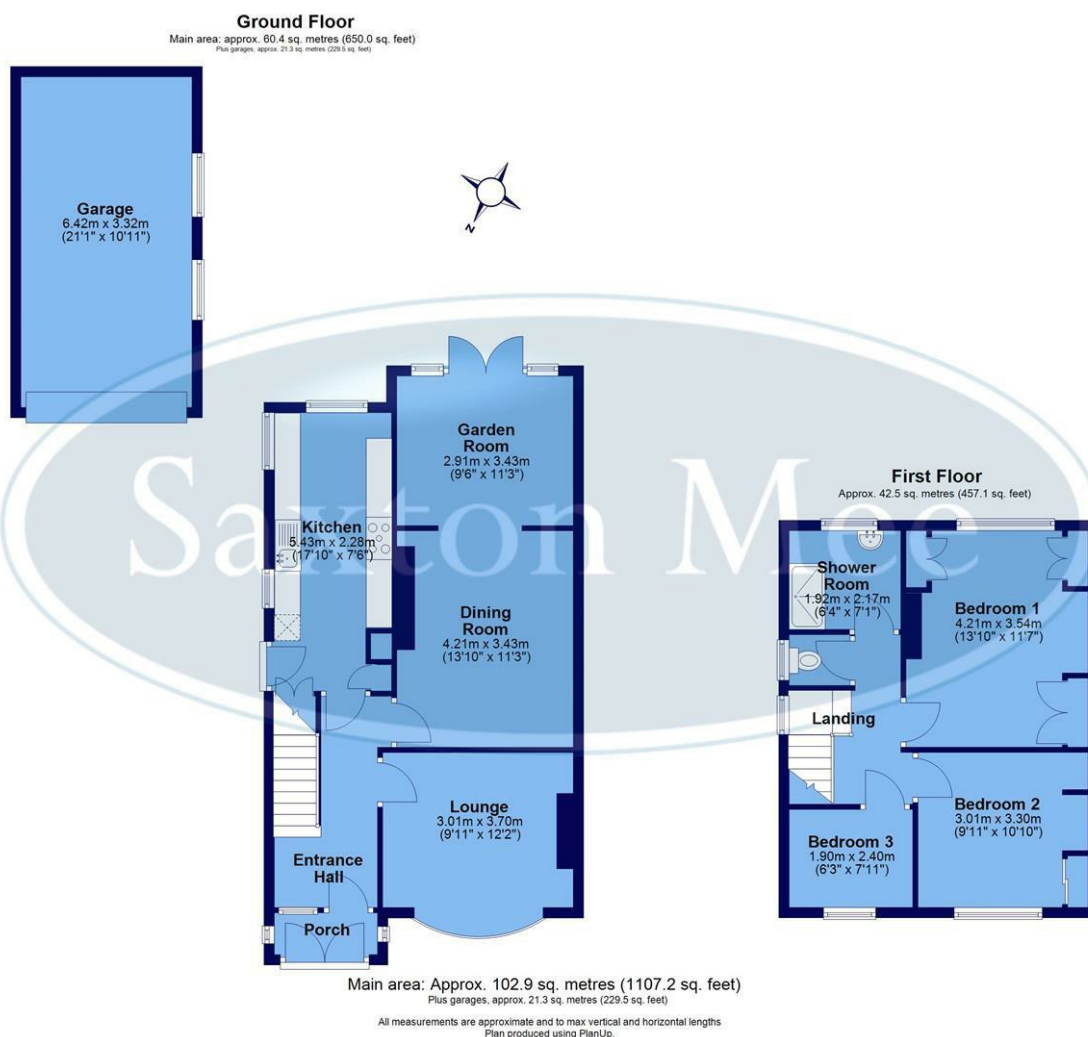
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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