



Farrier Gate

High Green, Sheffield, S35 3PG

Guide Price £240,000 - £260,000



- 3 BED SEMI DETACHED
- SWEEPING CORNER PLOT WITH PLENTY OF POTENTIAL
- IMPRESSIVE OUTDOOR BAR ROOM
- LONG DRIVEWAY AND GARAGE
- CLOSE TO AN ARRAY OF AMENITIES
- NO UPWARD CHAIN
- WELL KEPT THROUGHOUT
- WELL LANDSCAPED GARDENS
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND B

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GUIDE PRICE £240,000 - £260,000! NO UPWARD CHAIN! Nestled in the sought after area of Farrier Gate, High Green, Sheffield, this delightful 3 bed semi-detached house, boasting a magnificent plot, presents an excellent opportunity for families and individuals alike. Conveniently located within walking distance of an array of amenities, with a scenic walk circling a brook at the bottom of the cul de sac, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

One of the standout features of this home is its large sweeping plot, which not only provides a sense of privacy but also offers significant potential for extension, allowing you to tailor the space to your needs. The beautifully landscaped garden, designed for low maintenance, wraps around the property, providing a serene outdoor retreat. Whether you wish to enjoy a quiet afternoon or entertain guests, the outdoor bar room adds a unique touch to your outdoor experience. The property has been extremely well-kept throughout, ensuring that you can move in with ease and comfort. A long driveway leads to a garage, providing ample parking space and additional storage options.

Briefly comprising front porch, living room, kitchen/diner, three well apportioned bedrooms, family bathroom, outdoor bar and plenty of off road parking.

In summary, this semi-detached house on Farrier Gate is a wonderful opportunity to acquire a well-maintained property with great potential. With its spacious interiors, lovely outdoor spaces, and convenient location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home...book your viewing today!

ENTRANCE PORCH

Through a glazed uPVC door leads into a roomy entrance porch, a great addition to this house, offering a great cloakroom space and handy for muddy paws and wellies, comprising uPVC windows, lighting and glazed wooden door leading into the living room.

LIVING ROOM

15'8" x 14'9" (4.80 x 4.5)

A spacious, light and airy living room, drenched in natural light through a large front facing uPVC window, also boasting a charming fireplace with marble hearth, contemporary wooden mantle and electric log effect stove, giving a great focal point to the room and cosy feel in the wintry months, also comprising ambient wall lights, aerial point, telephone point, three wall mounted radiators and stairs rising to the first floor with stylish chrome balustrade.

KITCHEN/DINER

14'9" x 8'2" (4.5 x 2.5)

A great social space or family hub, this open plan kitchen/diner offers an array of solid wood grey wall and base units, contrasting wood effect work surfaces, inset stainless steel sink and drainer with matching mixer tap, free standing gas cooker with integrated extractor hood above, under counter space and plumbing for further appliances, tiled floor, wall mounted radiator, two uPVC window and uPVC glazed door leading to the rear garden.

LANDING

Comprising uPVC window and loft hatch with fitted ladders leading to a loft space that is fully insulated with lighting and power.

BEDROOM 1

9'10" x 8'2" (3 x 2.5)

An elegant master bedroom comprising wall mounted radiator, aerial point and large front facing uPVC window flooding the room in natural light.

BEDROOM 2

9'10" x 8'2" (3 x 2.5)

A further good sized double bedroom comprising aerial point, wall mounted radiator and uPVC window.

BEDROOM 3

10'9" x 5'10" (3.3 x 1.8)

A great single bedroom, nursery or home office, boasting a large built in storage cupboard that also houses the Combi boiler, aerial point, wall mounted radiator and uPVC window.

BATHROOM

6'6" x 5'10" (2 x 1.8)

A generously sized family bathroom, fully tiled, comprising bath with electric shower over, white pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window,

OUTDOOR BAR

15'5" x 9'3" (4.7 x 2.83)

An impressive, bespoke built, outdoor bar comprising bar area, seating area with banquette seating, laminate flooring, inset spotlights, diesel powered heating system, sockets, two uPVC windows and uPVC glazed French door opening out onto its own veranda., the perfect spot to entertain in the summer months.

GARAGE

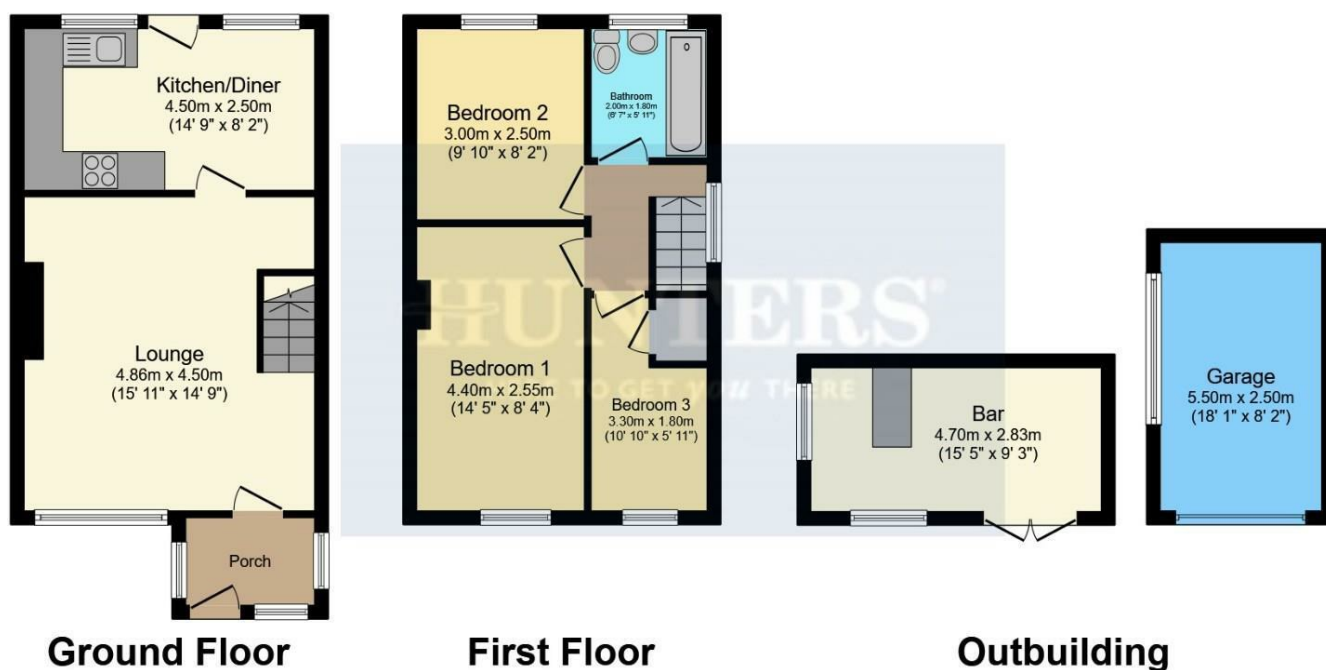
18'0" x 8'2" (5.5 x 2.5)

Offering secure parking or that extra storage we all crave, comprising up and over door, lighting, window and power.

EXTERIOR

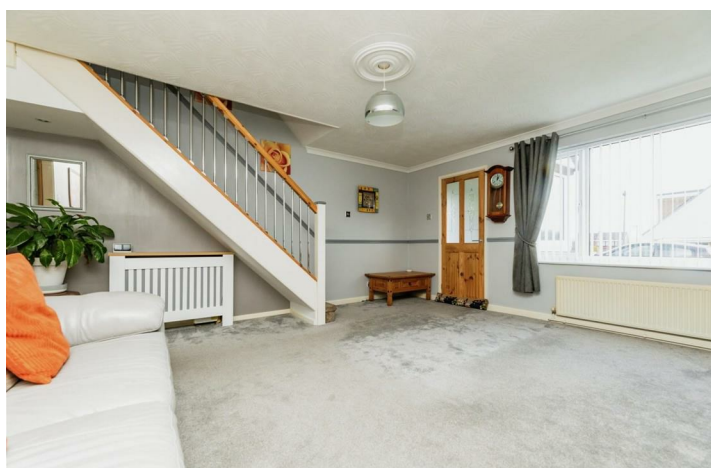
The property sits in a vast corner plot, with gardens to the front; side and rear, creating plenty of opportunity to extend if desired. The gardens are perfectly landscaped, offering sizeable decked patios to two levels, perfect for those evening drinks or family BBQs, well stocked; colourful rockeries and flower beds, gated lawned area, shed for outdoor storage, flood lighting, lamp lights, outdoor tap and a large lawn area to the side of the property and front. Established hedges surround the property heighten the privacy of the plot. To the side of the garage is a long driveway that offers off road parking for two cars.

Floorplan



Total floor area 90.5 m² (974 sq.ft.) approx

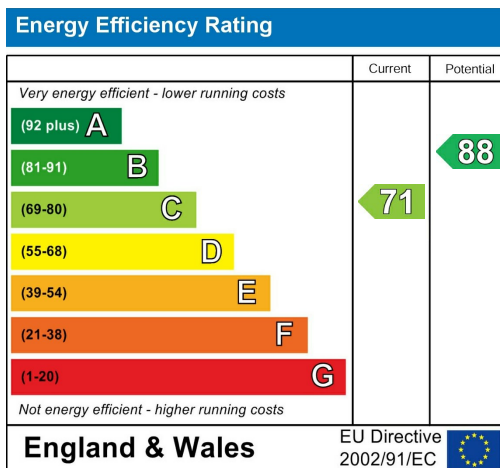
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







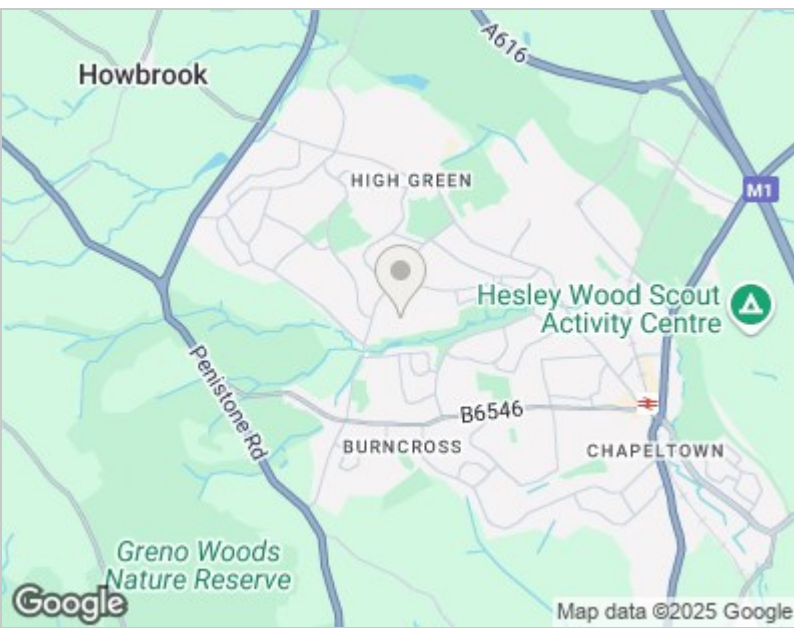
Energy Efficiency Graph



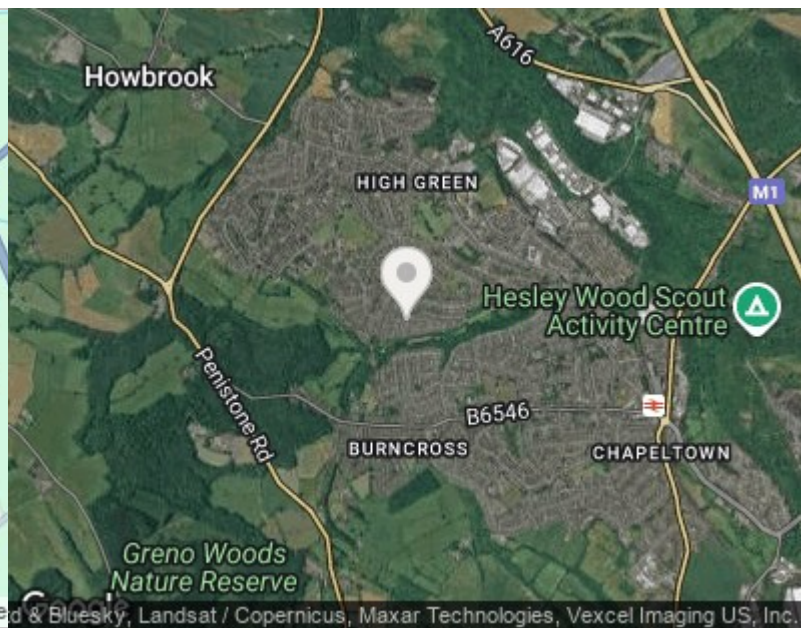
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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