



South Road

High Green, Sheffield, S35 4JL

Guide Price £200,000 - £210,000

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- 2 BEDROOM DETACHED BUNGALOW
- READY TO PUT YOUR OWN STAMP ON
- SCOPE TO REGONFIGURE
- OFF ROAD PARKING
- CLOSE TO AN ARRAY OF AMENITIES

- NO UPWARD CHAIN
- SPACIOUS DIMENSIONS
- LOW MAINTENANCE GARDEN
- EFFICIENT AIR FLOW HEATING SYSTEM
- COUNCIL TAX C

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GUIDE PRICE £200,000 - £210,000. NO UPWARD CHAIN! Nestled on South Road in High Green, Sheffield, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. With two well-proportioned reception rooms, this property offers a versatile layout that invites you to put your own personal touch on it.

Located within walking distance to an array of amenities, close to the local park and sports centre, serviced by good public bus routes, only minutes from the M1 and with direct roads leading to Sheffield Centre, Barnsley and Rotherham.

The modern kitchen and bathroom provide a contemporary feel while ensuring functionality for everyday living. Additionally, the conservatory enhances the living space, allowing for an abundance of natural light and a perfect spot to relax or entertain guests. The low maintenance garden is ideal for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor spaces. Furthermore, the property boasts ample off-road parking, with a long driveway leading to a detached garage, ensuring convenience for you and your visitors.

Briefly comprising entrance hall, kitchen, living room, conservatory, two good sized bedroom with fitted wardrobes, bathroom and detached single garage.

This bungalow is not just a house; it is a canvas awaiting your creativity. With its spacious layout and modern amenities, it is perfect for anyone looking to settle in a quiet area while still being close to local amenities. Don't miss the chance to make this lovely property your own....book your viewing today!

ENTRANCE HALLWAY

Through a uPVC door leads directly in to the hallway with doors leading to all rooms, telephone point, storage cupboard/cloakroom and wooden flooring.

KITCHEN

10'9 x 8'5 (3.28m x 2.57m)

Boasting an array of light wood wall and base units providing plenty of storage space, contrasting stone effect work surfaces, inset stainless steel one and a half bowl sink with chrome mixer tap, integrated 4 ring gas hob and oven, extractor fan above, space for tall fridge/freezer, undercounter space and plumbing for washing machine, cupboards housing the air flow system and water immersion heater and uPVC window overlooking the garden.

LIVING ROOM

20'1 x 11'5 (6.12m x 3.48m)

A light and airy living room, drenched in natural light through a large rear facing sliding patio door leading in to conservatory creating a great social space, hosting a brick feature fireplace with gas fire giving a great focal point to the room and cost feel in the wintry months, also comprising uPVC window to side, laminate flooring and aerial point.

CONSERVATORY

10'4 x 7'10 (3.15m x 2.39m)

A great addition to any household, offering that extra living space to use as you wish, comprising wooden double glazed windows, lighting, sockets, laminate flooring and door leading directly out onto the garden.

BATHROOM

6'4 x 5'7 (1.93m x 1.70m)

A generously sized family bathroom, fully tiled in serene natural tones, comprising bath with shower over, low flush white WC, pedestal ceramic sink, tiled flooring and frosted uPVC window.

MASTER BEDROOM

11'5 x 9'7 (3.48m x 2.92m)

A spacious double bedroom, flooded with natural light through a large front facing bay window, also hosting fitted wardrobes, drawers and bedside tables and laminate flooring.

BEDROOM 2

8'9 x 7'8 (2.67m x 2.34m)

A good sized double bedroom, comprising built in fitted wardrobes, laminate flooring and front facing uPVC window.

GARAGE

Offering secure parking or extra storage we all crave, comprising up and over door, side door to garden and lighting and sockets throughout.

EXTERIOR

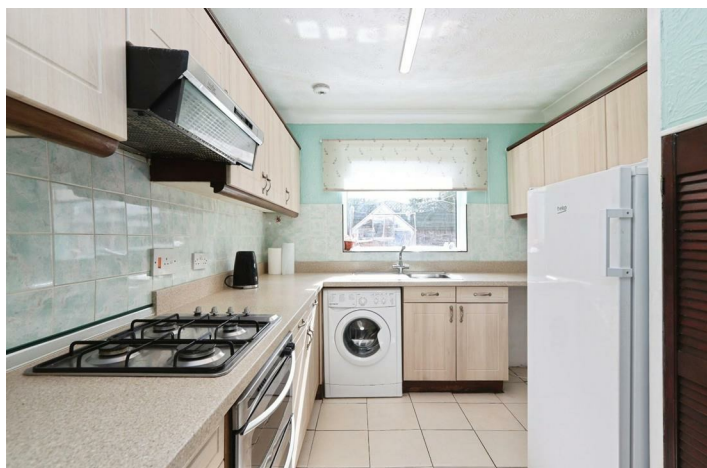
The front of the property boasts great kerb appeal, stone walls wrap around the bungalow with wrought iron gates leading to a long driveway providing off road parking for 3 cars comfortably alongside a low maintenance pebbled front with established shrubs. To the rear of the property is a fully enclosed, low maintenance, sun drenched garden, mainly slabbed offering plenty of places to entertain or sit out in the summer months, a pebbled square perfect for pots to add splashes of colour, a greenhouse for the green fingered amongst us and outdoor tap.

Floorplan



Total floor area 69.5 sq.m. (748 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







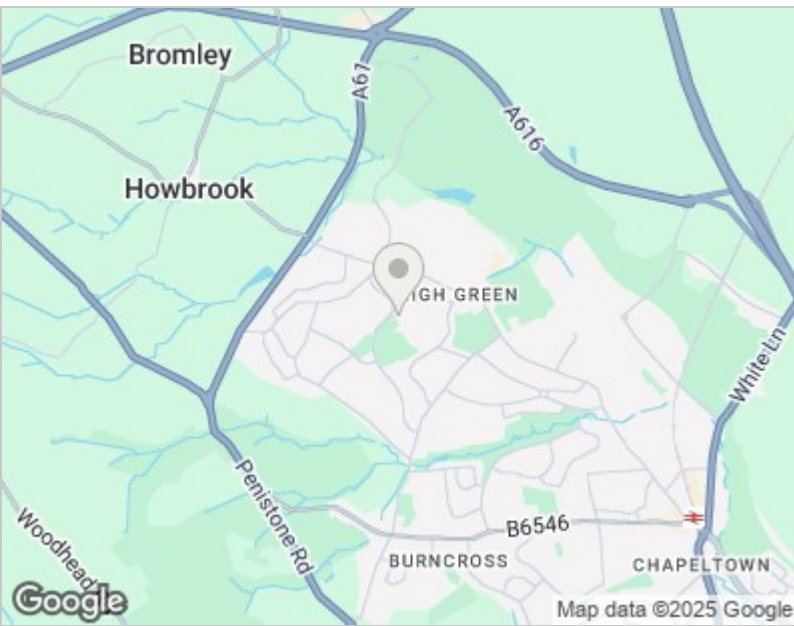
Energy Efficiency Graph



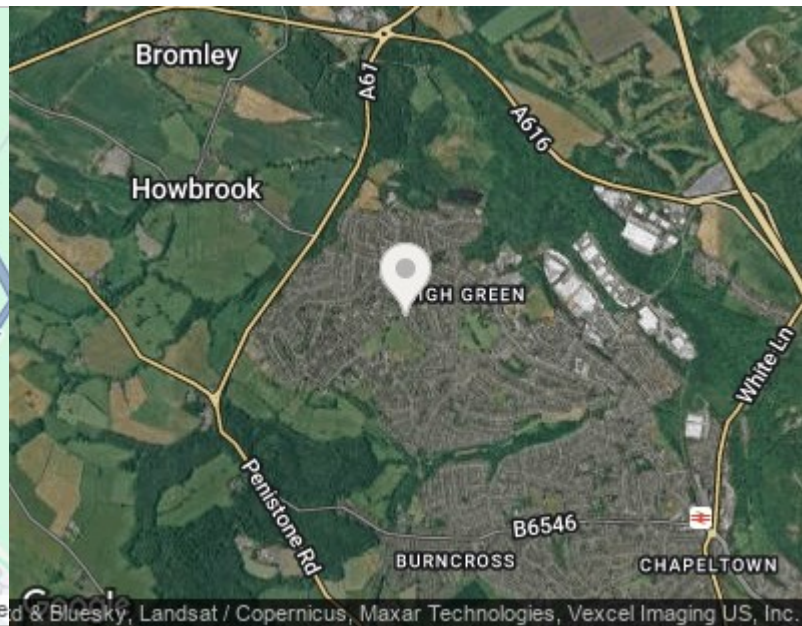
Viewing

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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