



## Entwhistle Road

High Green, Sheffield, S35 3GP

Guide Price £150,000 - £160,000



- 2 BED SEMI DETACHED
- IN NEED OF UPGRADE
- LARGE CORNER PLOT WITH SCOPE FOR EXTENSION
- GENEROUS ROOM DIMENSIONS
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- PLENTY OF POTENTIAL
- OFF ROAD PARKING PLUS GARAGE
- GOOD FIRST STEP OR ADDITION TO A PORFOLIO
- COUNCIL TAX BAND A

# Entwhistle Road

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GUIDE PRICE £150,000 - £160,000. NO UPWARD CHAIN! Nestled on Entwhistle Road in High Green, Sheffield, this charming two-bedroom house presents an excellent opportunity for those seeking a property with great potential. Set on a large sweeping corner plot, the home offers ample space for further extensions, making it an ideal investment for the future.

While the property is in need of some upgrades, it boasts good room sizes, with two generously proportioned double bedrooms that provide comfort and versatility. The house also features plenty of storage options, ensuring that all your belongings can be neatly organised. Additionally, a detached garage adds further convenience, perfect for housing a vehicle or serving as a extra storage or a workshop maybe.

The gated driveway enhances the property's appeal, offering much sought after off road parking, with the added possibility of creating further space using the large front garden to accommodate additional vehicles if desired. This feature is particularly valuable in today's market, where parking can often be a challenge.

Briefly comprising entrance hall, kitchen, dining room, living room, side porch with downstairs WC and large storage room, two double bedroom, shower room and detached single garage.

In summary, this house on Entwhistle Road is not just a home; it is a canvas awaiting your personal touch. With its spacious layout, potential for expansion, and excellent location, it is a fantastic opportunity for first-time buyers, families, or investors alike. Don't miss the chance to explore the possibilities this property has to offer.

## ENTRANCE HALL

Through a solid wooden glazed door leads into the entrance hallway, a great cloakroom space, comprising large under stairs storage cupboard, doors leading to kitchen and living room and stairs rising to the first floor with a characterful decorative wrought iron banister.

## KITCHEN

10'5" x 9'5" (3.2 x 2.88)

A spacious kitchen, hosting an array of light solid wood wall and base units providing plenty of storage space, cream/beige work surfaces, inset one and a half bowl sink with drained and chrome mixer tap, space for a gas cooker, under counter space and plumbing for a washing machine and fridge, wall mounted boiler, extractor fan and uPVC window.

## DINING ROOM

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

As the room is located adjacent to the kitchen and living room, there is option here to create a large kitchen/diner or open plan living space. The room comprises wall mounted radiator, uPVC window and concertina glazed wooden doors opening out into the living room, creating a great social space already.

## LOUNGE

13'1" x 11'10" (4 x 3.62)

A light and airy living room, flooded in natural light through a large rear facing uPVC window, also hosting a gas coal effect fire with marble surround and wooden mantle, creating a great focal point to the room and cosy feel in the wintry months, also comprising aerial point, telephone point and wall mounted radiator.

## SIDE PORCH/WC/STORAGE

A handy additional space, with two solid wooden glazed door giving front and rear access, with both lighting and sockets. A door leads to a downstairs toilet with wall mounted hand basin and low flush WC. A further door leads to a large storage room comprising lighting, sockets and wood framed window.

## LANDING

A roomy landing hosting a large built in storage cupboard, uPVC window and loft hatch leading to a partially boarded loft that also hosts the water tank.

## BEDROOM 1

13'1" x 11'6" (4 x 3.52)

A large double bedroom boasting a wall of fitted wardrobes, aerial point, wall mounted radiator and rear facing uPVC window.

## BEDROOM 2

10'9" x 9'10" (3.3 x 3)

A further good sized double bedroom comprising wall mounted radiator and rear facing uPVC window.

## SHOWER ROOM

6'11" x 6'6" (2.12 x 2)

A generously sized wet room, fully tiled in cream tones, comprising non slip flooring, wall mounted electric shower, white pedestal sink, low flush WC, extractor fan and frosted uPVC window.

## GARAGE

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

## EXTERIOR

The property boasts an extensive corner plot giving option for further extension or to create further off road parking if desired. The large front garden is mainly laid to lawn with established hedges adding privacy to the plot and further established trees. To the rear of the property is a sizeable raised lawn, surrounded by established trees and hedges, a blank canvas ready for you to make your mark.

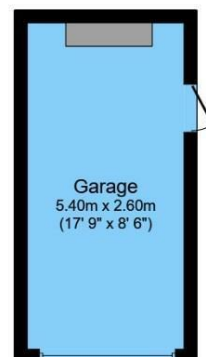
## Floorplan



**Ground Floor**



**First Floor**

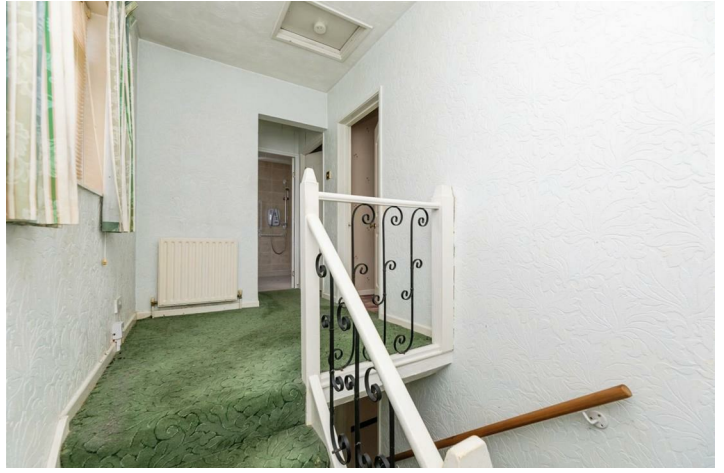
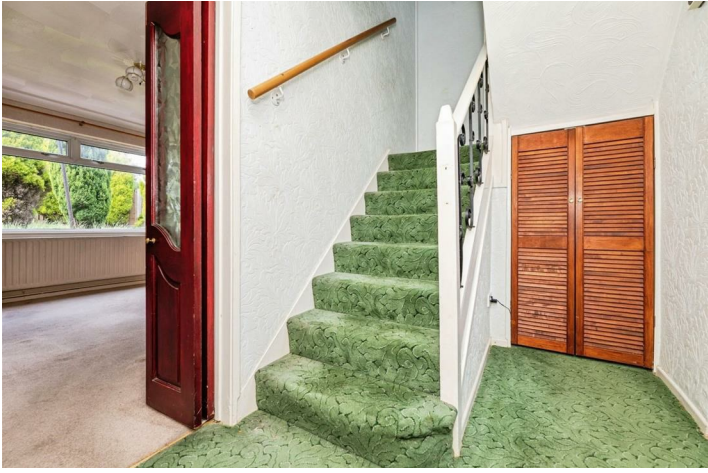


**Garage**

Total floor area 101.6 sq.m. (1,094 sq.ft.) approx

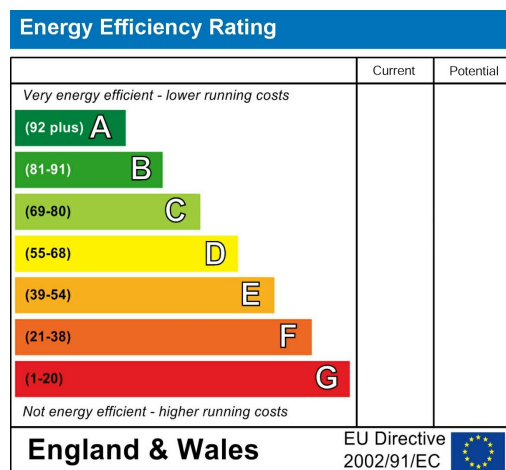
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







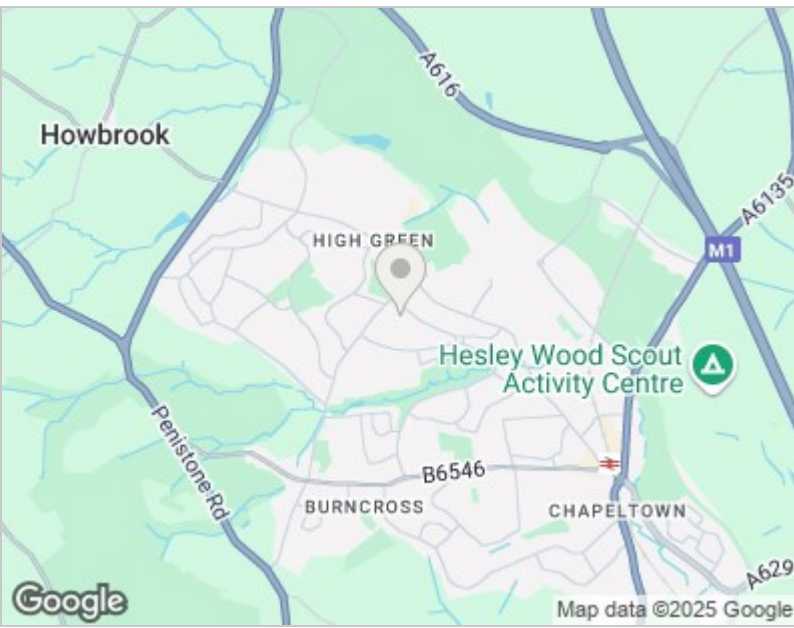
## Energy Efficiency Graph



## 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.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

