







39 Hurricane Avenue

Sheffield • South Yorkshire • S13 7AB

Asking Price £210,000

A superb, modern three-bedroom semi-detached property, tucked away at the end of a cul-de-sac in Woodhouse, beside the beautiful Shire Brook Valley Nature Reserve. Finished in a contemporary, light and airy style throughout, the property benefits from gas-fired central heating, uPVC double-glazed windows, a stunning open-plan dining kitchen with French doors opening onto the enclosed rear garden, and off-road parking for two to three vehicles. A composite entrance door opens into the entrance lobby, which features a downstairs WC, corner wash basin and grey tiled flooring. A further door leads into the bright and airy living room, where a front-facing window enjoys views over the front garden and the Nature Reserve beyond. Oak-effect laminate flooring and a useful understairs storage cupboard complete the space. The impressive dining kitchen is fitted with a range of white high-gloss wall and floor units, complemented by wood-effect laminate work surfaces. Integrated appliances include a fridge freezer, washer/dryer and dishwasher, alongside a gas hob with extractor hood above and an electric oven. White brick-effect wall tiles and attractive grey high-gloss floor tiles create a stylish, contemporary finish. There is ample space for a dining table and chairs, while French doors open directly onto the rear garden, making this an ideal space for both everyday family life and entertaining. Stairs rise from the entrance lobby to the first-floor landing, with access to the loft above. The stairs, landing and bedrooms are all finished with modern grey carpeting, creating a consistent feel throughout the upper floor. The property offers three well-presented bedrooms. The master bedroom enjoys a pleasant outlook over the front garden towards the Shire Brook Valley Nature Reserve and benefits from a good-sized storage cupboard, together with its own en-suite shower room. The en-suite is fitted with a white shower cubicle featuring both rainfall and handheld shower attachments, a WC and wash basin, with modern grey wall and floor tiles completing the finish. Bedrooms two and three are both positioned to the rear of the property and enjoy attractive views across the garden towards the Shire Brook Valley Nature Reserve and its surrounding greenery. Bedroom two is a comfortable double, while bedroom three offers a versatile space suitable for a child's bedroom, guest room or home office. The modern family bathroom is finished with grey wall and floor tiles and features a white suite comprising a bath with mixer tap and shower attachment, WC and wash basin. A particularly useful feature is the good-sized storage cupboard on the landing, fitted with double hanging rails and currently used as a wardrobe, providing additional practical storage. Outside, the enclosed rear garden has been enhanced by the current owners to create an attractive and versatile outdoor space. A raised decked area sits alongside the lawn, with fencing providing privacy and a leafy backdrop beyond. The garden also wraps around the side of the property, where a further decked seating area has been created, offering a private spot for relaxing, dining outdoors or entertaining family and friends. To the front, a pathway leads to the entrance door, with a lawned area to the side and off-road parking for two to three vehicles. Situated in the popular residential area of Woodhouse, the property enjoys an enviable position close to the beautiful Shire Brook Valley Nature Reserve, offering scenic walks, nature trails and plenty of opportunities to enjoy the outdoors. Local shops, schools and everyday amenities are readily accessible, while Woodhouse railway station provides convenient connections to Sheffield and beyond. Excellent road links also offer easy access to surrounding areas, making this an appealing location for families, commuters and nature lovers alike.





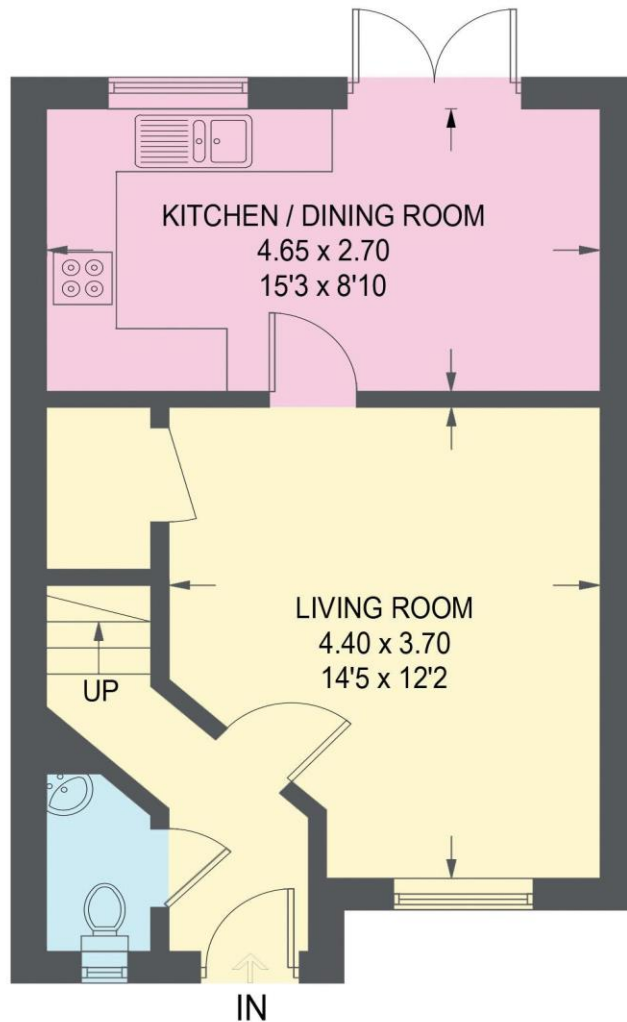
- Modern Semi-Detached Family Home
- Quiet Cul De Sac Location
- Beside Shire Brook Valley Nature Reserve
- Light & Airy Modern Interior
- 3 Bedrooms & 2 Bathrooms
- Stunning Wraparound Garden
- Off Road Parking for 2/3 Vehicles
- Community Service Charge £215 per year
- Freehold
- Council Tax Band B, EPC Rating B



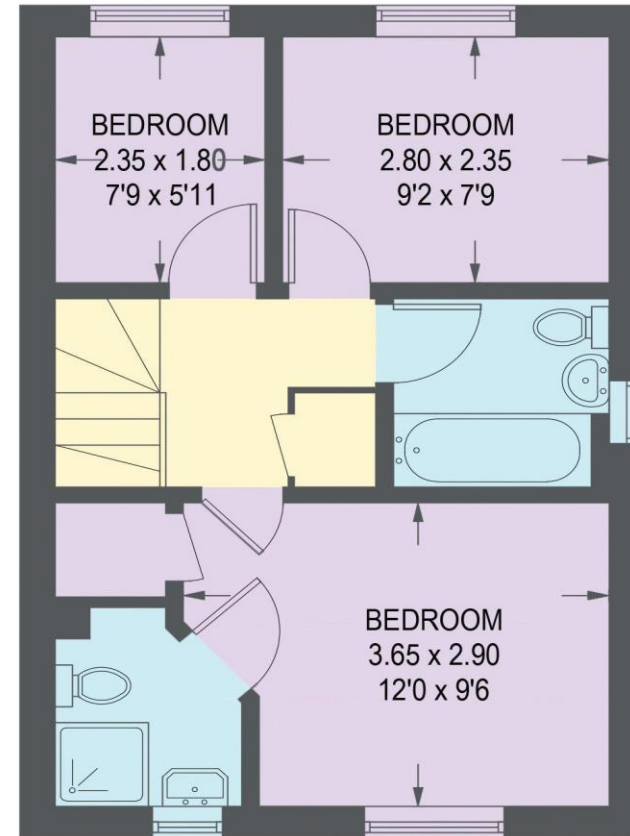


39 HURRICANE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 71.7 SQ M / 772 SQ FT



GROUND FLOOR
36.8 SQ M / 396 SQ FT



FIRST FLOOR
34.9 SQ M / 376 SQ FT

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



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