haushomes.co.uk

haus

75

# 75 Ingram Road

Norfolk Park • Sheffield • S2 2SB

## Guide Price £200,000 - £210,000

Guide Price £200,000 - £210,000 This spacious stone-fronted, bay-windowed three double bedroom mid-terrace offers well-proportioned accommodation throughout, making it an ideal family home. Featuring two reception rooms, an off-shot kitchen, useful cellar storage and a private enclosed rear garden, the property combines character features with practical modern living in a convenient residential location. The property is entered via the front door directly into the bright bay-fronted living room, finished in modern grey tones with decorative coving and fitted carpet. To the rear is a versatile second reception room, ideal as a dining room or family room, which flows through to the off-shot kitchen. The kitchen is fitted with a range of contemporary gloss wall and base units complemented by wood-effect worktops and tiled splashbacks. Integrated appliances include an oven and induction hob, while there is space and plumbing for further appliances. A rear door provides direct access to the garden, and the adjoining dining area enjoys views over the rear garden, creating a flexible everyday family space. Stairs lead down to the cellar, offering excellent storage. On the first floor are two generous double bedrooms. The front bedroom is decorated in neutral tones with fitted carpet and benefits from a useful walk-in wardrobe/dressing area. The rear double bedroom overlooks the garden and is also finished with modern neutral décor and carpet. The family bathroom is fitted with a contemporary white three-piece suite comprising a panelled bath with shower over and glass shower screen, wash hand basin and WC. The second floor provides a spacious third double bedroom, featuring a front-facing dormer window, neutral décor and carpet, together with useful hanging and storage space within the eaves. Externally, the property has a front forecourt and a shared side passageway leading to a fully enclosed, low-maintenance rear garden arranged over two tiers. Enclosed by fencing with decorative stone finishes, the garden provides a private outdoor space ideal for relaxing, entertaining or family use. Ingram Road is conveniently positioned within the popular S2 area of Sheffield, offering excellent access to Sheffield city centre, Sheffield Train Station and the Sheffield Parkway. The area is particularly well suited to families, with a selection of local schools, shops and everyday amenities nearby. Norfolk Heritage Park offers expansive green space with children's play areas, walking and cycling routes, sports facilities and regular community events, while nearby Manor Fields Park provides further open space for recreation. Excellent public transport links and easy access to major road networks make this a practical location for commuters, with a wide range of retail, leisure and healthcare facilities all within easy reach.

- Mid Terrace Family Home in S2
- 3 Double Bedrooms
- 2 Reception Rooms
- Arranged Over 3 Levels
- Close to Norfolk Park
- Combination Boiler & Double Glazing
- Private Enclosed Rear Garden
- No Onward Chain
- Freehold
- Council Tax Band A, EPC Rating D

Nintendo

# 75 INGRAM ROAD

APPROXIMATE GROSS INTERNAL AREA = 98.7 SQ M / 1062 SQ FT
CELLAR = 17.3 SQ M / 186 SQ FT
TOTAL = 116.0 SQ M / 1248 SQ FT

**CELLAR**
**17.3 SQ M / 186 SQ FT**

**GROUND FLOOR**
**38.5 SQ M / 414 SQ FT**

**FIRST FLOOR**
**37.0 SQ M / 398 SQ FT**

**SECOND FLOOR**
**23.2 SQ M / 250 SQ FT**

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868