











## 12 Sharrard Grove

Sheffield • South Yorkshire • S12 2FE

Guide Price £200,000 - £210,000

Deceptively spacious, effectively extended 3 bedroom semi detached house. . Generously proportioned, flexible accommodation comprising of 2 reception rooms, 3 good sized bedrooms, modern kitchen and bathroom, with the benefits of a private, enclosed rear garden and driveway. Features combination gas central heating and double glazing. No Chain. uPVC side entrance door to the hallway. Lounge with feature uPVC bay window, downlighters to the ceiling. Open plan dining/ kitchen fitted with a modern range of indigo blue 'shaker' style wall and base units, solid wood work tops, integrated 4 ring electric hob with extractor hood above, integrated double oven, space for electric washing machine and fridge/freezer, tiled splashbacks, downlighters to the ceiling, uPVC 'French' doors to the conservatory. uPVC conservatory with 'French' doors to the garden. Upstairs are 3 bedrooms and the family bathroom fitted with a modern white suite, part tiling and a wall mounted chrome effect radiator. Outside to the front is a parking space for a vehicle, a shared drives provides access to the rear with there is a garden laid to lawn with patio area all fully enclosed by rustic fencing. Sharrard Grove is well placed for a range of local amenities, links to the ring road, the M1 Motorway network, Crystal Peaks Shopping Centre and Drakehouse Retail Park, within close proximity of Supertram links.









- Effectively Extended Semi Detached House
- 3 Bedrooms
- Modern Bathroom
- 3 Reception Rooms
- Lovely, Light & Airy Interior
- Combination Boiler & Double Glazing
- Private Enclosed Rear Garden
- Off Street Parking
- Freehold
- Council Tax Band A, EPC Rating C









# 12 SHARRARD GROVE

APPROXIMATE GROSS INTERNAL AREA = 76.3 SQ M / 820.8 SQ FT

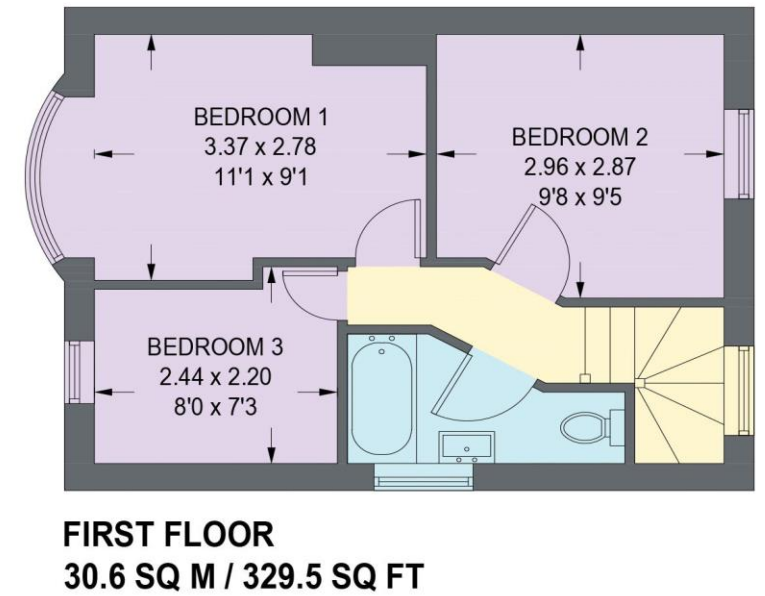
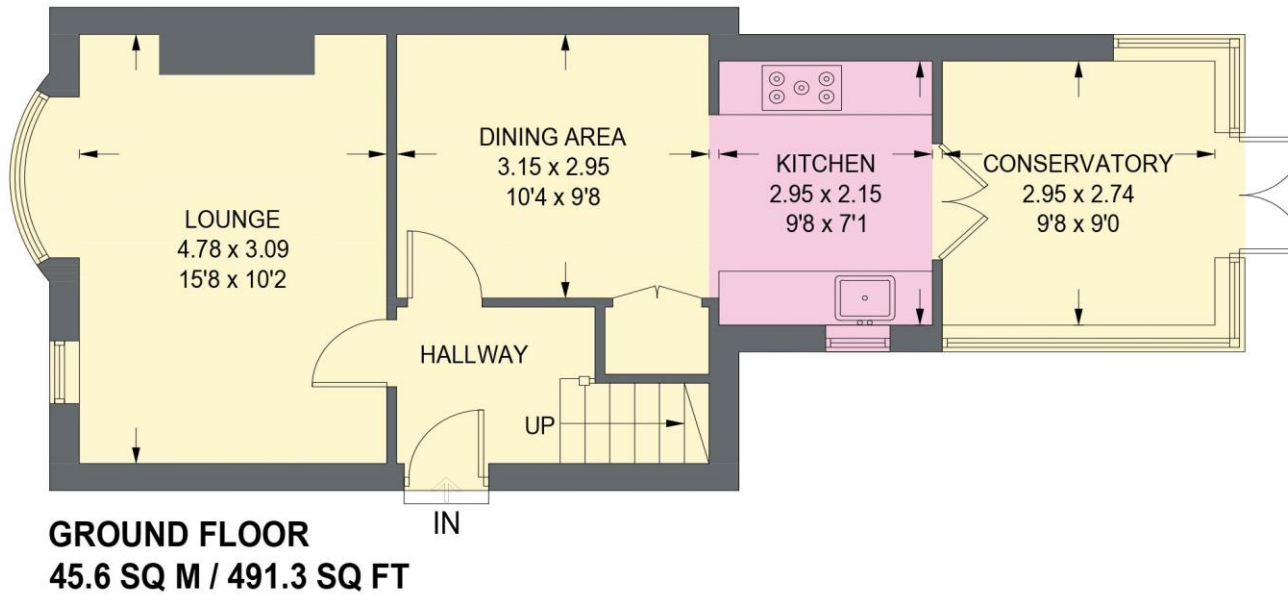


Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(IDMRP2025)





haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

0114 276 8868