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Angram Road

S35 4GD

GUIDE PRICE Guide Price £190,000 - £200,000

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- 3 BED SEMI DETACHED
- MODERN FIXTURES AND FITTINGS
- SIZABLE DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX
- SPACIOUS DIMENSIONS THROUGHOUT
- READY TO JUST MOVE IN
- LARGE KITCHEN / DINER
- GOOD COMMUTER LOCATION

Tel: 0114 257 8999

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GUIDE PRICE £190,000 - £200,000 Nestled on Angram Road in the desirable S35 area of Sheffield, this beautifully presented semi-detached house is a perfect blend of space, comfort, and practicality. Ideal for families and professionals, the property boasts three well-proportioned bedrooms and a thoughtfully designed layout that caters to modern living.

Upon entering, you are welcomed by a bright and inviting hallway that leads to a spacious living room, featuring a charming fire surround and elegant wall lights, creating a warm atmosphere for relaxation. The heart of the home is undoubtedly the expansive kitchen diner, adorned with stylish grey and black finishes. This area is not only functional, with ample space for appliances, but also flows effortlessly through UPVC patio doors to a decked patio, making it an excellent space for entertaining guests or enjoying al fresco dining.

The first floor comprises two generous double bedrooms, one of which benefits from built-in wardrobes, alongside a large single room currently utilised as a home office, but equally suitable as a nursery. These rooms are complemented by a well-appointed bathroom, featuring an electric drench shower for a touch of luxury.

Externally, the property offers off-street parking for two vehicles, a fully enclosed rear garden with both lawn and patio areas, and a versatile storage room with direct garden access, enhancing the practicality of the home.

Located in a popular area with excellent transport links and a variety of local amenities nearby, this property truly ticks all the boxes for modern living. Early viewing is highly recommended to fully appreciate the charm and potential of this delightful home.

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ENTRANCE HALLWAY

A UPVC entrance door opens into the hallway, with a BT point in place and stairs rising to the first floor. Doors lead off to all downstairs rooms, offering a practical and welcoming start to the home.

LIVING ROOM

12'11 x 12'7 (3.94m x 3.84m)

A cosy reception room featuring a fire surround with wall lights to either side, creating a warm focal point. A UPVC window brings in natural light, while a radiator ensures comfort year-round. A TV aerial point is also in place, ready for the next occupant to move straight in.

KITCHEN / DINING

18'9 x 9'3 (5.72m x 2.82m)

A spacious kitchen diner fitted with grey wall and base units topped with contrasting black laminate worktops. A one-and-a-half bowl stainless steel sink with a detachable chrome mixer tap sits ready for use, alongside space for a freestanding fridge freezer, washing machine, undercounter freezer and dishwasher. Cooking is well catered for with an electric fan oven and four-ring gas hob beneath an extractor. Black tiled laminate flooring runs throughout, with a useful storage cupboard and a glazed door leading through to the side storage room. A UPVC window overlooks the garden, while UPVC patio doors open from the dining area onto the decked patio beyond — ideal for indoor-outdoor entertaining.

STORAGE

A handy addition offering the extra storage every home craves. Fitted with electrics and lighting, with two glazed UPVC doors providing access to the garden, and wooden windows completing the space.

MASTER BEDROOM

12'10 x 9'11 (3.91m x 3.02m)

A generous double bedroom with a UPVC window, a radiator for year-round comfort, and a TV aerial point ready for use.

BEDROOM 2

10'10 x 9'4 (3.30m x 2.84m)

A further double bedroom with a UPVC window to the rear, built-in wardrobes for handy storage, and a radiator.

BEDROOM 3

8'9 x 7'9 (2.67m x 2.36m)

A large single room, currently used as a home office, though equally well suited as a nursery. Fitted with a radiator and a UPVC window.

BATHROOM

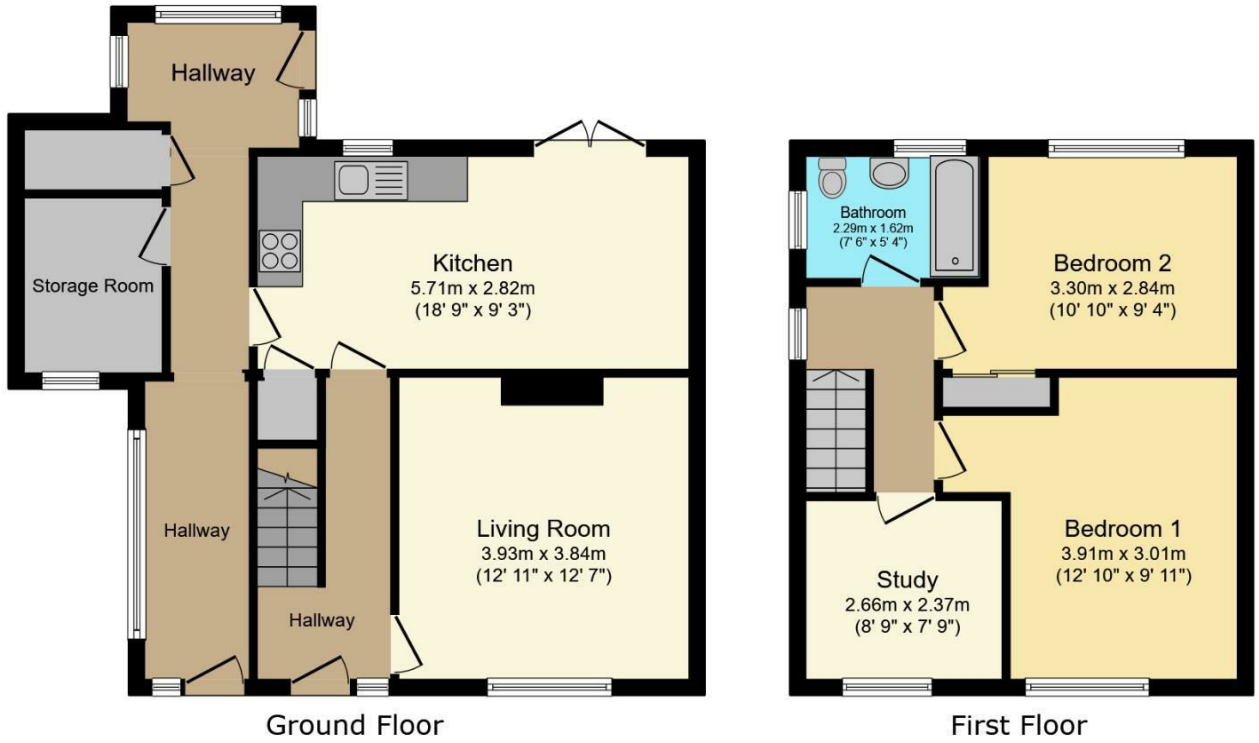
7'6 x 5'4 (2.29m x 1.63m)

Fitted with a bath featuring an electric drench shower over, a pedestal sink, and a low-flush WC. Two frosted UPVC windows bring in light while maintaining privacy, with a shaver point, radiator, and extractor completing the room.

EXTERIOR

To the front, a block-paved driveway provides off-street parking for two cars, with security lighting in place. The rear garden is fully enclosed and mainly laid to lawn, complemented by decked and paved patio areas — ideal for outdoor entertaining — along with outdoor electrics and further security lighting.

Floorplan



Total floor area: 98.4 sq.m. (1,059 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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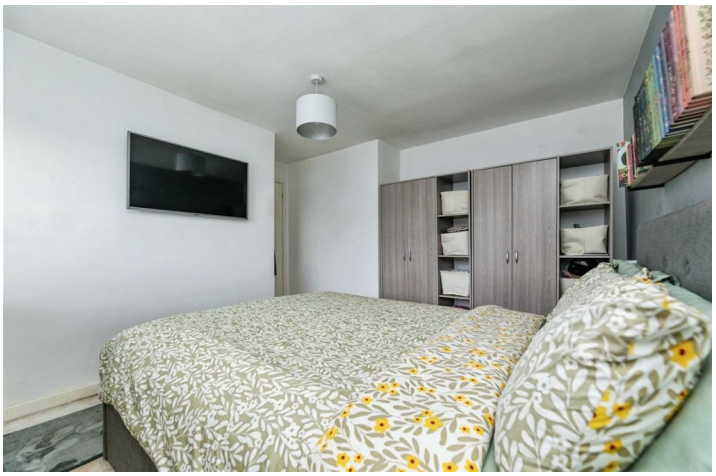
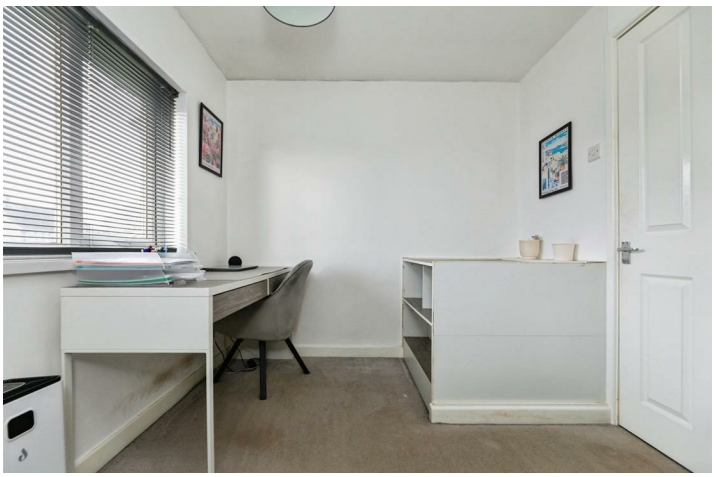
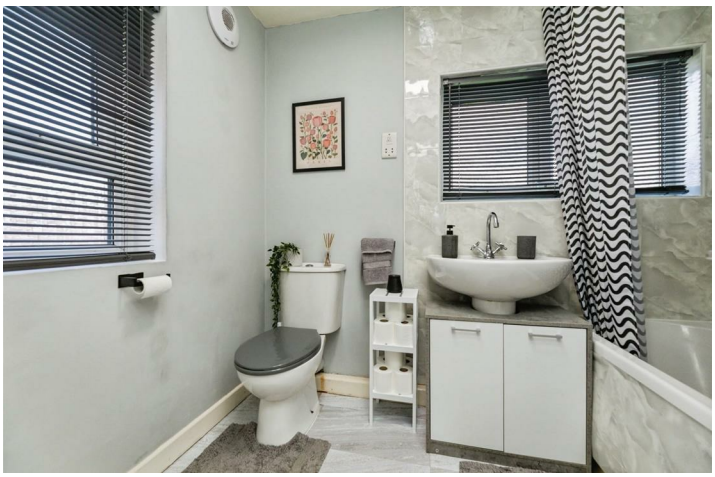
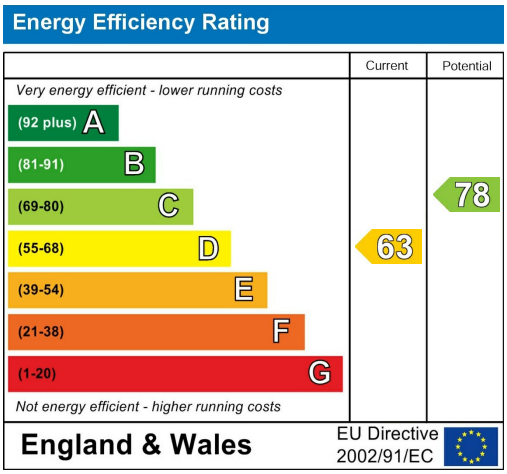
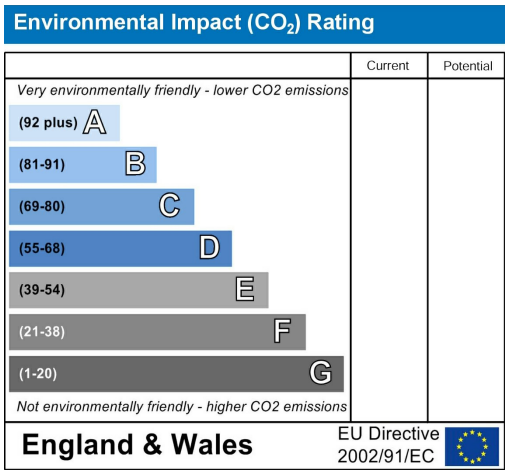






Energy Efficiency Graph

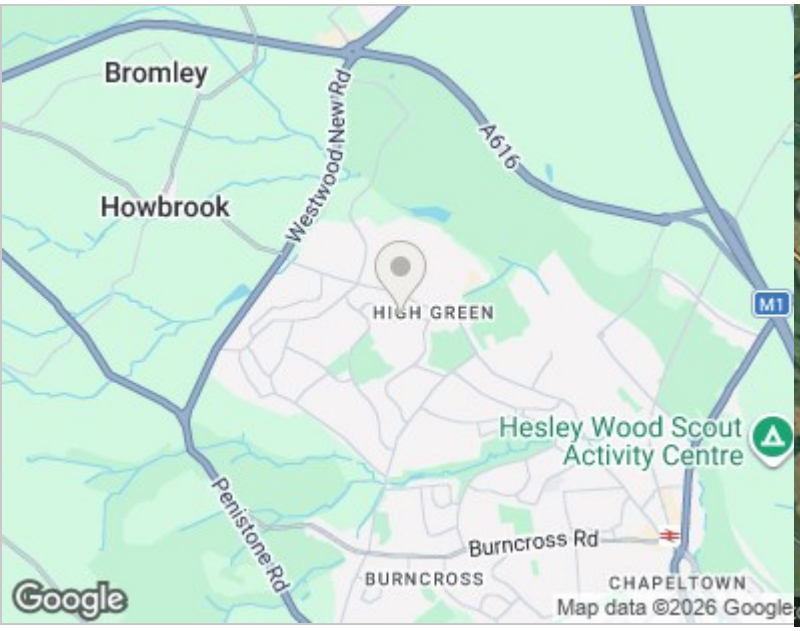




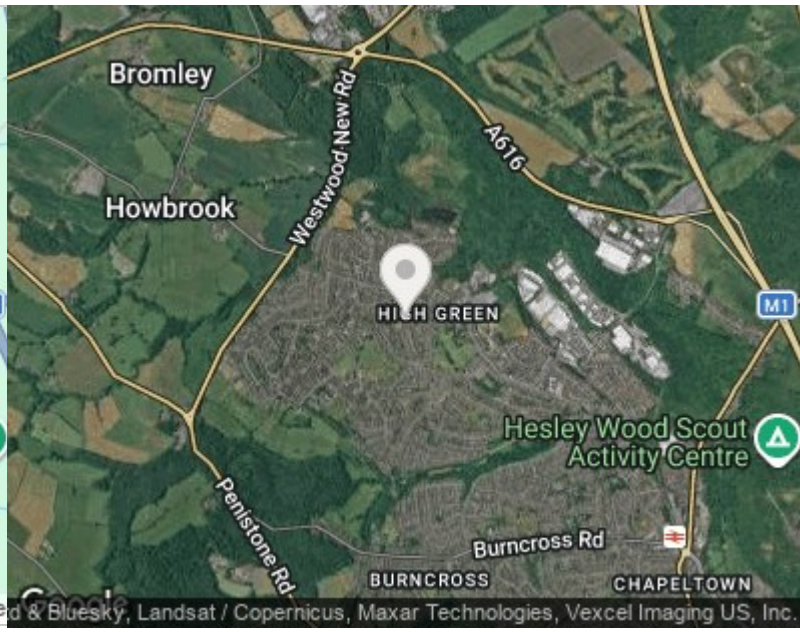
Viewing

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



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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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The Property Ombudsman