



## Langsett Avenue

Sheffield, S6 4AA

Asking Price £280,000



Hunters Hillsborough are delighted to present a charming detached family home that offers a perfect blend of comfort and convenience. Set back from the road, the property boasts three well-proportioned bedrooms and a bright, spacious open-plan lounge diner. The lounge features a delightful bay window, allowing natural light to flood the space, while French doors lead out to a lovely balcony that overlooks a good-sized private garden, ideal for family gatherings or quiet evenings.

The fully fitted kitchen comes complete with all necessary white goods, making it a practical choice for any family. This property is sold as seen, including all furniture, providing a hassle-free move for the new owners.

Upstairs, you will find two generous double bedrooms, both equipped with fitted wardrobes, alongside a single bedroom that can serve as a guest room or a study. The recently installed wet room adds a modern touch to the home, ensuring comfort and convenience for all family members.

Additionally, the property offers cellar access via the well-presented garden, providing extra storage space. The location is particularly appealing, with easy access to Sheffield Supertram links, Hillsborough Park, and the local amenities on Middlewood Road and Hillsborough shopping area.

Offered for sale with no onward chain, this delightful home is an excellent opportunity for families seeking a peaceful yet accessible living environment in Sheffield.



# Area Map



# Floor Plans



# Energy Efficiency Graph



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.