

FOR SALE



South Road, High Green
Guide Price £170,000


MARTIN&CO



South Road, High Green

3 Bedrooms, 1 Bathroom

Guide Price £170,000

- Semi detached
- Three bedrooms
- Well appointed
- Popular location
- No chain

GUIDE PRICE £170,000 - £180,000. Offered for sale with NO ONWARD CHAIN is this well-appointed three bedroom semi-detached home, positioned within a cul-de-sac in the popular residential area of High Green. With generously proportioned accommodation, a modern shower room and beautifully maintained gardens to both the front and rear, the property offers an excellent opportunity for a variety of purchasers, including families, first-time buyers and those looking to move into a well-established residential location.

The property enjoys a convenient position for everyday amenities, local schools, public transport and commuter connections, including access to the M1 motorway. Combining comfortable living accommodation with attractive outdoor space, this is a home that offers plenty of practical features for modern family life.

An entrance hall provides access into the property, with a staircase rising to the first floor landing. The layout offers a clear separation between the ground floor living areas and the bedroom accommodation above, making good use of the available space. The lounge provides a comfortable setting for everyday living, with a feature fire surround creating a focal point within the room. There is space for a selection of lounge furniture, while a useful understairs storage cupboard provides somewhere to



keep household items neatly tucked away. The room offers a versatile space for relaxing or spending time with family.

One of the property's key features is the generously sized dining kitchen, providing space for both cooking and dining within the same room. The kitchen is fitted with a range of wall and base units in an beech-effect finish, offering practical cupboard and worktop space. Integrated cooking facilities include an oven, hob and extractor hood, with additional space available for further appliances.

The proportions of the room allow for a dining table and chairs, creating a practical area for family meals and everyday use. Having the kitchen and dining area together makes this a particularly useful space, with plenty of scope for arranging the room to suit individual requirements.

To the first floor, the landing provides access to three generously proportioned bedrooms and the shower room. The bedrooms offer flexibility for different household needs, whether used as sleeping accommodation, a nursery, guest bedroom or a home

office. The availability of three good-sized rooms is particularly appealing for growing families or those requiring additional space to work from home.

The shower room has been fitted with a modern white three-piece suite, providing a contemporary and practical facility for everyday use. Its updated appearance complements the accommodation and adds to the property's overall appeal.

Outside, the property benefits from beautifully maintained gardens to both the front and rear. The front garden provides an attractive approach to the home and reflects the care that has been taken in maintaining the outdoor areas.

The rear garden is another notable feature, offering valuable outdoor space for relaxing, gardening and spending time with family and friends. The well-kept surroundings provide an established setting, with opportunities to enjoy the garden throughout the warmer months. For purchasers who value outdoor space, having gardens to both the front and rear is a definite advantage.

South Road is situated within High Green, a well-



established residential suburb to the north of Sheffield. The area offers a range of everyday facilities, including local shops, convenience stores, takeaways and other services, while nearby Chapeltown provides a wider selection of shopping and amenities.

Chapeltown is also home to a railway station, offering connections towards Sheffield and Leeds, making the area a practical choice for those travelling for work or leisure. Local bus services provide further connections to surrounding communities and Sheffield city centre. For motorists, the location is particularly convenient, with access to the M1 motorway at Junction 35A, providing routes towards Sheffield, Rotherham, Barnsley and the wider motorway network. This accessibility makes High Green an established choice for purchasers who need to travel across South Yorkshire.

Families will also appreciate the availability of educational facilities in the surrounding area, including High Green Primary School and Angram Bank Primary School, while secondary education is available at

Ecclesfield School. As always, individual school admissions and catchment arrangements should be checked directly with the relevant schools or local authority.

The surrounding area also provides opportunities for outdoor recreation, with local parks, walking routes and open spaces within reach. Nearby Chapeltown and Ecclesfield offer additional leisure facilities, shops and services, while Sheffield city centre provides a more extensive range of retail, entertainment and dining options.

With its cul-de-sac position, generous dining kitchen, three well-proportioned bedrooms and carefully maintained gardens South Road offers a practical and comfortable home in a convenient residential setting. The added benefit of NO ONWARD CHAIN makes this an appealing opportunity for purchasers looking for a straightforward move, while the combination of internal space, outdoor areas and access to local amenities provides plenty of reasons to arrange a viewing.

ENTRANCE HALL With a staircase rising to the first floor landing, door to the lounge, front facing window and front facing window.

LOUNGE With coving to the ceiling and a useful under stairs store cupboard. The focal point of the room is the feature fire surround and there is a front facing window.

DINING KITCHEN A generous sized dining kitchen with coving to the ceiling, which has a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, oven, hob, plumbing for washing machine, space for fridge freezer, space for tumble dryer, tiled walls, tiled floor, rear facing entrance door and dual aspect windows to side and rear.

FIRST FLOOR LANDING With side facing window.

BEDROOM ONE A double size room with recess for wardrobe and front facing window.



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