



69 Hallam Grange Road

Fulwood, Sheffield, S10 4BL

Asking Price £725,000



4



2



4



D

# 69 Hallam Grange Road



## Description

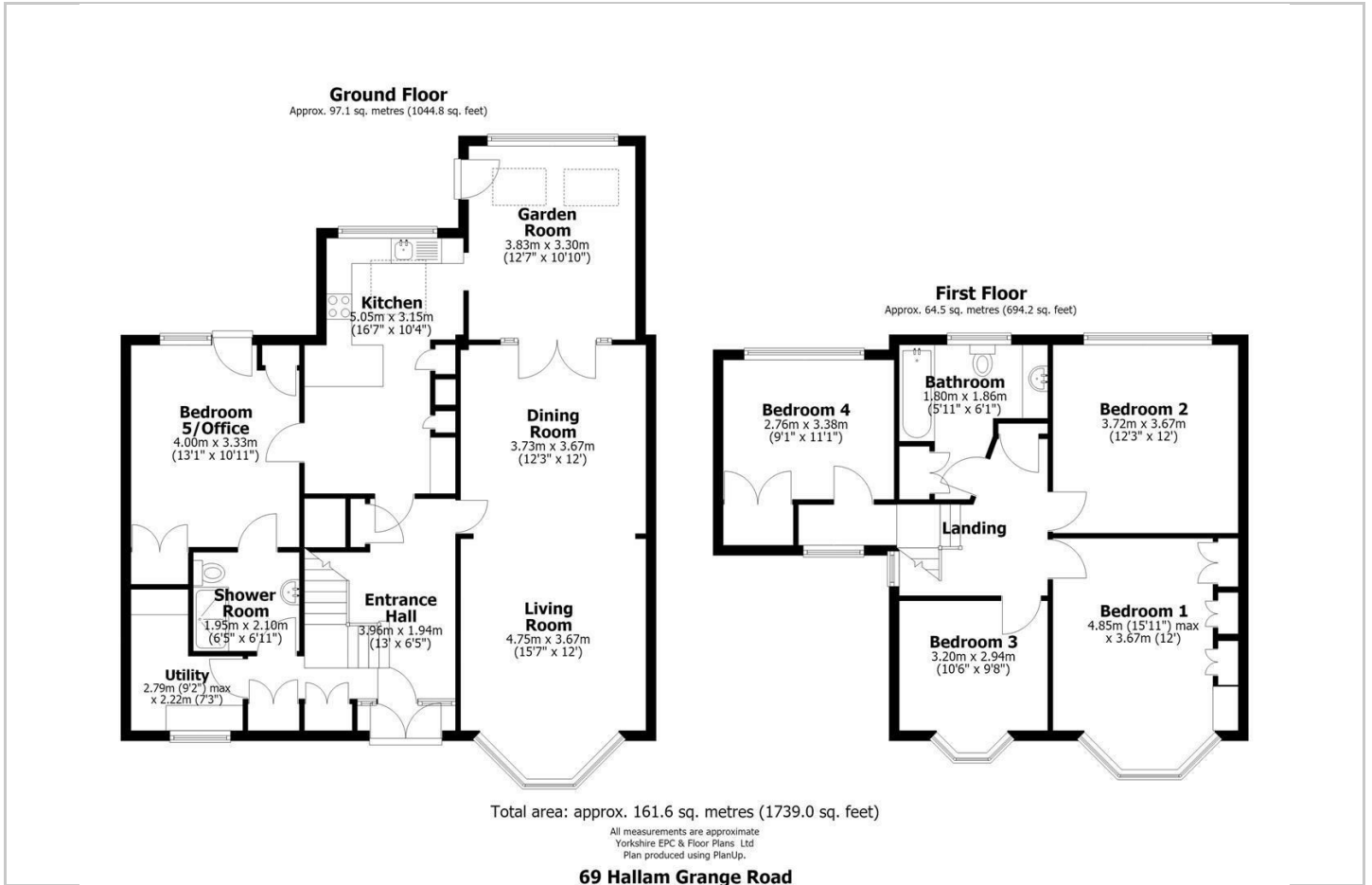
A significantly extended family home that offers over 1739 square feet of accommodation over two floors, complemented by attractively planned and presented gardens which enjoy a south westerly facing orientation. This delightful property features modern fixtures and fittings in all the right places, a wealth of storage and a well thought out and sensibly designed layout that will suit the family market. Enjoying a close proximity to first class schooling and the beautiful surrounding countryside.

- Four/five bedrooms, all being well presented and offering excellent proportions.
- Garden room at the rear with vaulted ceiling and lovely views over the stunning garden.
- Fifth bedroom/home office on the ground floor with access to the Jack and Jill shower room.
- Open plan living room/dining area with bay window.
- Immaculate kitchen featuring elegant Quartz working surfaces and modern, integrated appliances.
- Two bathrooms including a luxurious shower room on the ground floor.





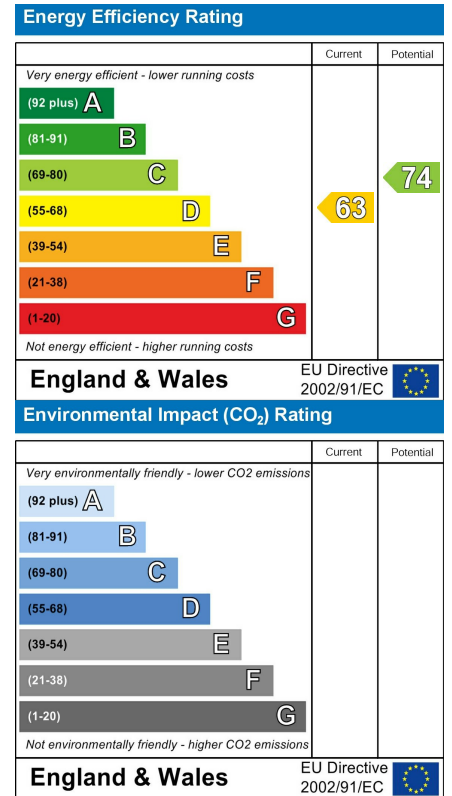
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.