



69, Hallam Grange Road, Sheffield, S10 4BL

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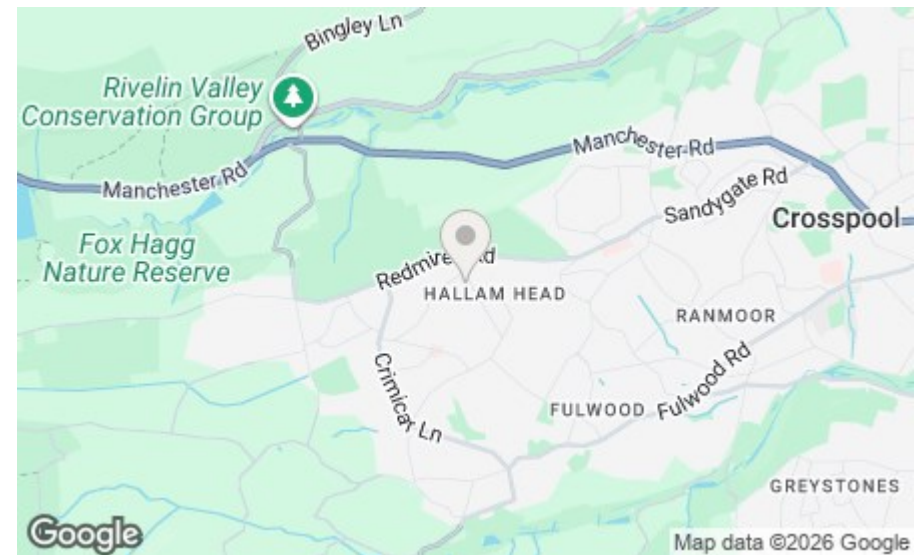
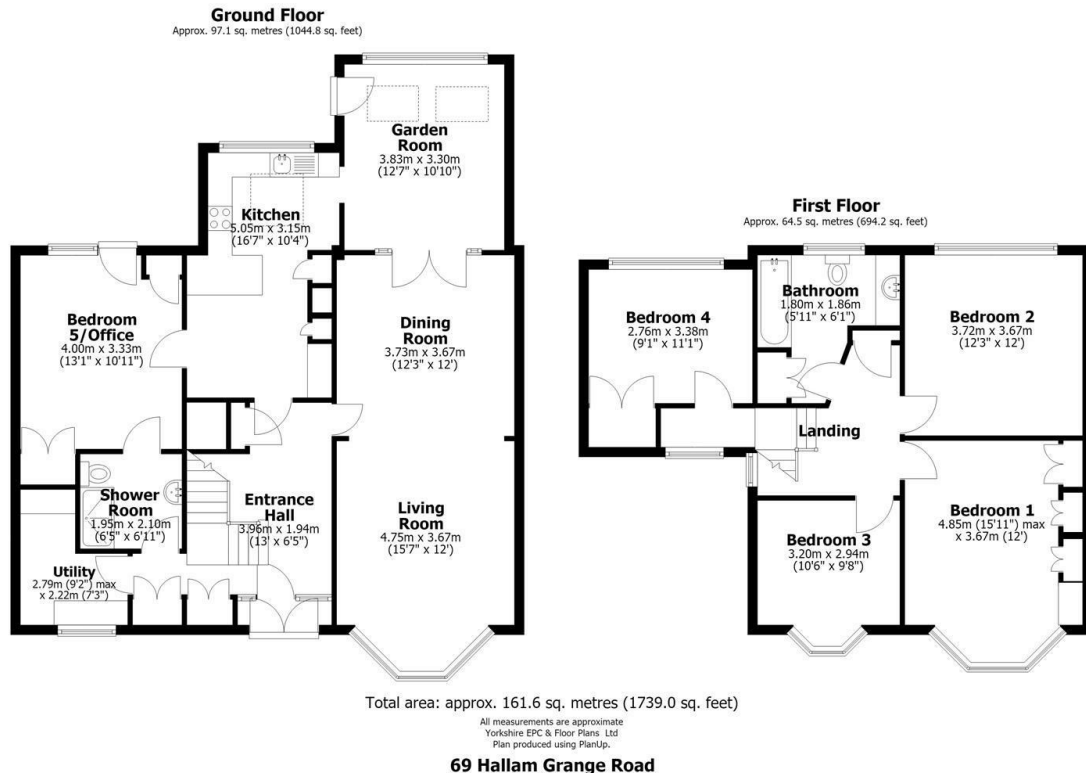
Description

Constructed in 1939 and having been extended in two phases to create a very well designed, sensible layout that offers versatility in the way the house can operate. Currently offering four bedrooms on the first floor and an extended ground floor room that has access to a luxurious shower room, making it perfect for a ground floor, fifth bedroom, if required. The property enjoys a lovely, south westerly facing orientation at the rear and the garden has seen a huge amount of time and money being invested in it over the last 39 years to provide the perfect backdrop to this attractive and well finished home. The property has a spacious interior with over 1709 square feet of accommodation and the vendors have given serious thought to the design, flow and practicalities of the layout which has provided plenty of storage and flexibility for people who now work from home. The family market will appreciate the properties prime location, close to highly regarded schooling, transport links and the proximity to the stunning scenery of The Peak Park while also being conveniently close to local amenities in Fulwood Village and Crosspool.

- Four/five bedrooms, all being well presented and offering excellent proportions.
- Open plan living room/dining area with bay window.
- Garden room at the rear with vaulted ceiling and lovely views over the stunning garden.
- Immaculate kitchen featuring elegant Quartz working surfaces and modern, integrated appliances.
- Fifth bedroom/home office on the ground floor with access to the Jack and Jill shower room.
- Two bathrooms including a luxurious shower room on the ground floor.
- Reception hallway with a bank of storage cupboards for coats etc leading into the utility room.
- Block paved off road parking for at least two cars.
- Generous, south westerly facing gardens with Indian stone flagged terrace, mature borders and hedgerows for privacy.
- Gas central heating and UPVC double glazing combine to produce an EPC rating of D69.







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