



75



Colorful polka-dot curtains in shades of pink, yellow, and green.

Large bay window offering a view of neighboring houses and trees.

Colorful polka-dot curtains on the right side of the bay window.

A large rectangular mirror with a gold frame hanging above the fireplace.

Small framed photographs on the mantelpiece.

A black television set on a grey stand next to the fireplace.

A green indoor plant in a light blue pot.

A white fireplace with a decorative mantelpiece and a dark metal fire surround.

Three framed photographs of children on top of the bookshelf.

A black bookshelf filled with various board games and books, including titles like 'Ticket to Ride', 'Catan', and 'Monopoly'.

A grey sofa with a black and white polka-dot cushion.

A brown leather sofa with patterned cushions and a blue ottoman.

A blue and white geometric patterned rug on the wooden floor.

A small wooden lattice-style side table.

A tall brass floor lamp with two adjustable shades.



77 Huntingtower Road

Greystones • Sheffield • S11 7GT

Guide Price £285,000 - £300,000

A well presented, larger sized, 3 double bedroom, mid terraced house packed with period features in Greystones, S11 with 2 reception rooms, modern kitchen, 2 bathrooms and an enclosed, garden to the rear. The side door opens into a lobby where a door opens into the living room which has a front facing bay window, a beautiful feature fireplace with cast iron and tiled insert and polished wooden floorboards. The lobby is open plan into the dining room which has polished wooden floorboards, a built in storage cupboard, a rear glazed uPVC door which opens into the garden and there is trap door access into the tanked cellar. A glazed door opens into the off shot kitchen which houses the combination boiler and has a range of duck egg blue base and wall units, wood effect work surfaces, an integrated fridge freezer, gas hob with extractor over and double gas oven, space and plumbing for a washing machine and dishwasher. There is a rear facing window which overlooks the garden and a block glass wall to the side allowing for plenty of natural light. The cellar is accessed via a trap door and is fully tanked with power, light and heating and has a climbing wall built in, there is space for a tumble dryer. From the lobby, open plan stairs rise to the first floor landing where there is an under stairs storage cupboard. There are two double bedrooms both with exposed wooden floorboards, the rear facing bedroom has a feature cast iron fireplace with tiled hearth and a garden view. The family bathroom has a white suite, a double ended bath with shower over, WC, basin and chrome towel radiator and is tiled in cream with cream tile effect vinyl flooring. From the landing, a door opens onto further stairs which rise to the attic bedroom which has eaves storage to both sides, exposed floorboards and a front facing dormer window with fabulous views towards the Hallamshire Hospital. There is an en-suite shower room with a shower cubicle, WC, basin and chrome towel radiator and is tiled in cream with cream tile effect vinyl flooring. Outside, to the rear is a lovely, enclosed garden with block paved patio, lawn with established borders, steps which rise to a further raised area with shed and a built in children's slide which runs from the raised area down onto the lawn. There is a shared passageway to the side. To the front is a raised forecourt. Huntingtower Road is ideally located for access to the bars, pubs, cafes and restaurants in Banner Cross and Ecclesall Road and is within catchment area for reputable local schools.





- Larger Sized Mid Terraced House
- 3 Double Bedrooms
- 2 Reception Rooms
- Tanked Cellar with Climbing Wall Built In
- Period Features
- Fitted Kitchen
- Modern Bathroom
- En-Suite Shower Room
- Enclosed Garden
- In Catchment for Reputable Local Schools



77 HUNTINGTOWER ROAD

APPROXIMATE GROSS INTERNAL AREA = 93.6 SQ M / 1006 SQ FT
(EXCLUDING EAVES)

CELLAR = 11.9 SQ M / 128 SQ FT

TOTAL = 105.5 SQ M / 1134 SQ FT

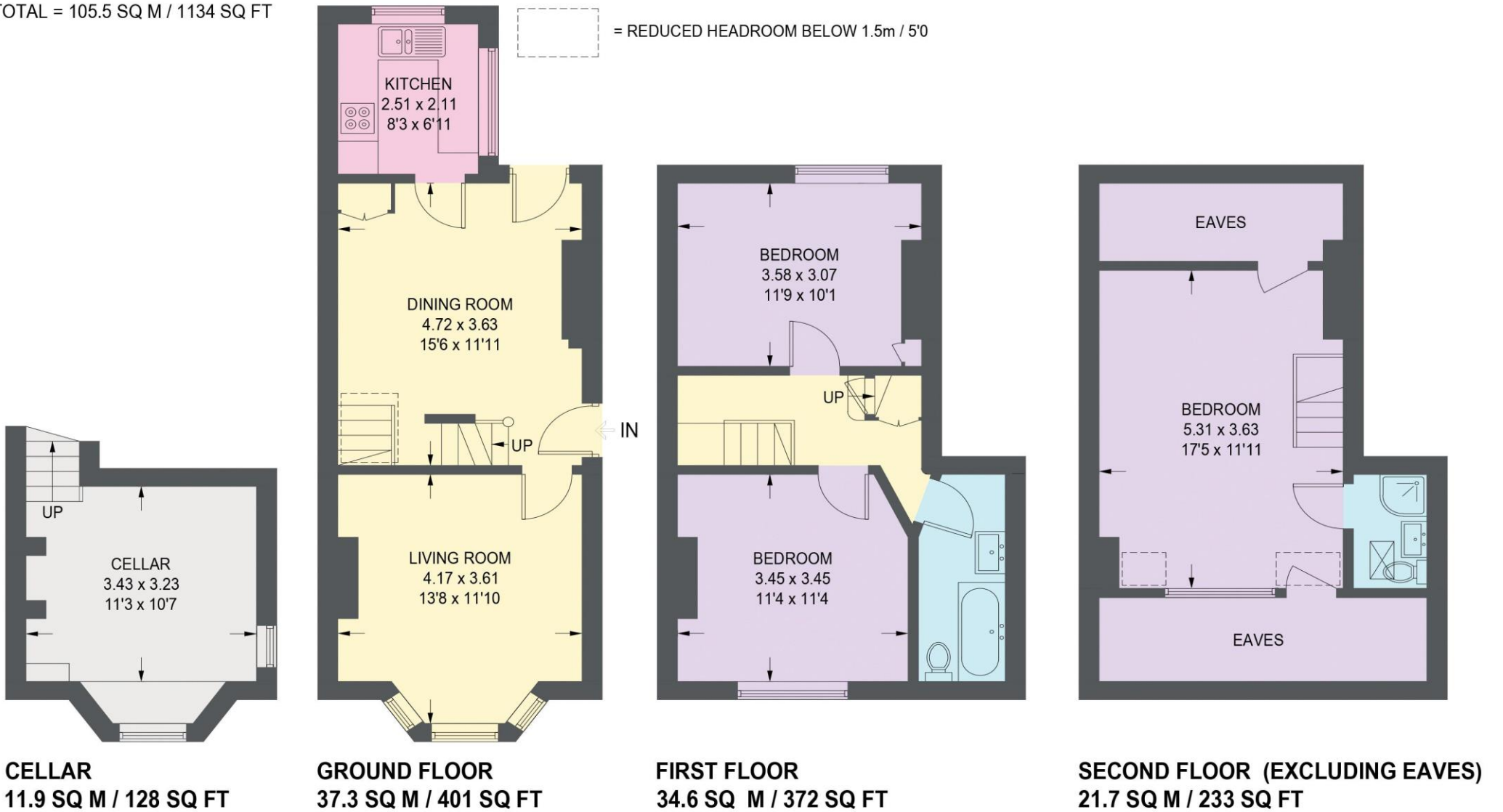


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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