







24 Hallam Grange Crescent

Fulwood • Sheffield • S10 4BA

Guide Price £550,000 - £575,000

A larger size 4-bedroom family home with a stunning south-east facing landscaped rear garden filled with attractive colourful planting. Offering fabulous potential to develop, subject to consents, located on a sought-after road in Fulwood. Well-maintained, flexible accommodation, neutrally presented, filled with natural light. Benefits from gas central heating, double glazing, driveway and garage. Requires some general updating in parts. Freehold. No chain. The property enters through a tiled porch and inner hallway leading to two larger size receptions rooms. A front facing dining room presented in warm tones offering a lovely garden aspect and to the rear is a cosy lounge with feature fireplace. The kitchen is fitted with wood effect wall and base units, contrasting worktops, and integrated appliances to include a Neff oven, microwave, gas hob, and a dishwasher. A generous walk-in pantry provides additional storage, and an adjoining outhouse creates a flexible utility/storage space with WC, front, and rear access. The first floor comprises of four bedrooms. Front facing are two good sized double bedrooms, incorporating built in storage. Offering a stunning outlook are two further bedrooms, one double and a smaller bedroom / home office. The shower room is equipped with vanity hand wash basin and WC located separately. Externally, there is a front garden with established hedging, creating privacy, with a driveway leading to the adjoining garage. At the rear is a generous size, stunning, landscaped rear garden filled with an array of colourful, attractive planting and vegetable garden to the far end. A former coal shed, and air raid shelter provide useful storage or potential to develop. Hallam Grange Crescent is an extremely sought-after road well-placed for highly regarded local schools, shops and amenities, recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District.





- 1920's Semi-Detached Property
- 4 Bedrooms
- Stunning South-East Facing Landscaped Garden
- Highly Regarded Local Schools
- Potential to Convert Loft & Extend
- Larger Size Rooms
- Needs some General Updating in Parts
- Driveway & Garage
- Freehold & No Chain
- Council Tax Band E, EPC C

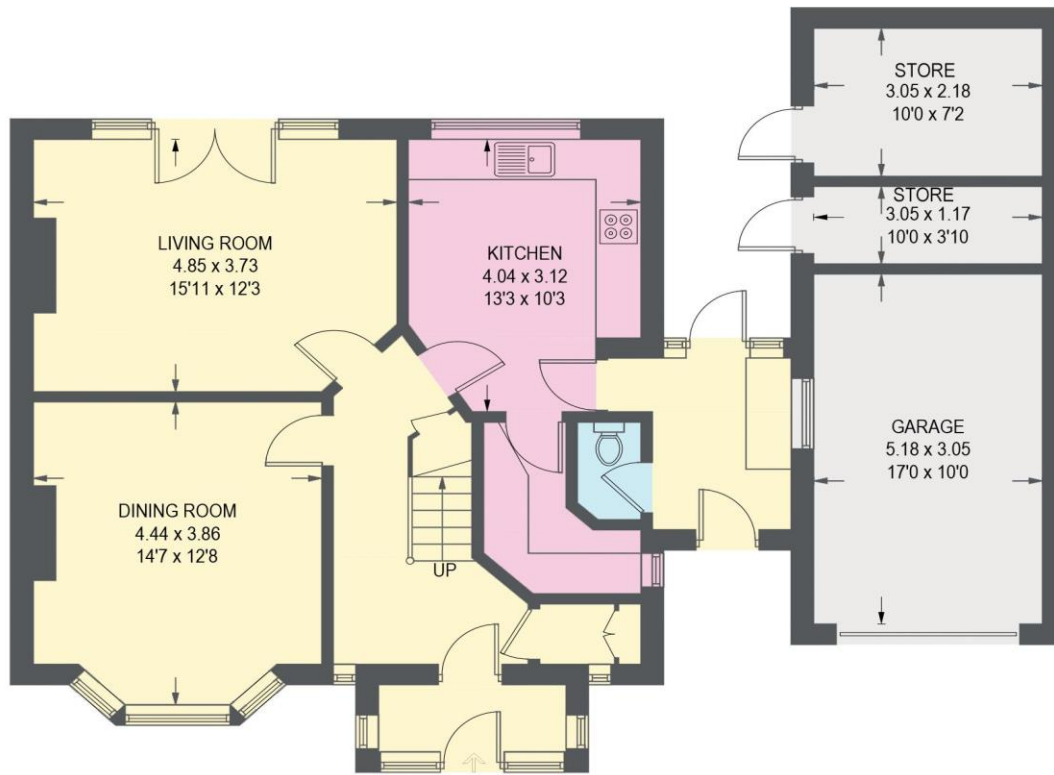


24 HALLAM GRANGE CRESCENT

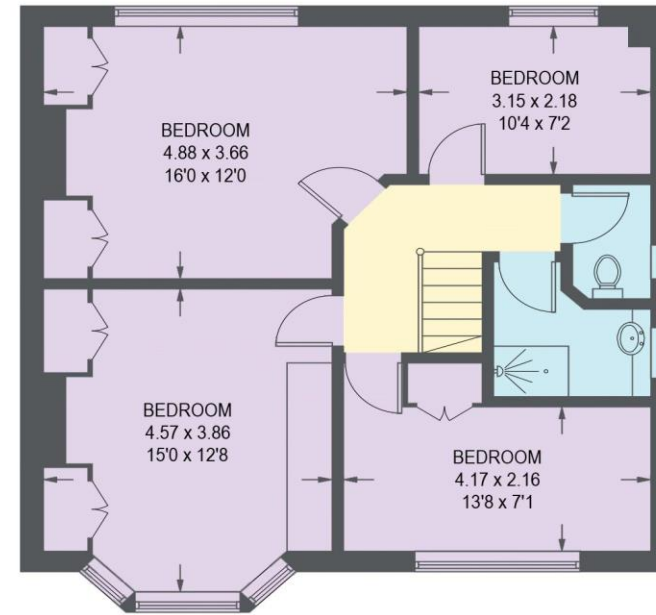
APPROXIMATE GROSS INTERNAL AREA = 137.8 SQ M / 1483 SQ FT

GARAGE / STORE = 33.5 SQ M / 360 SQ FT

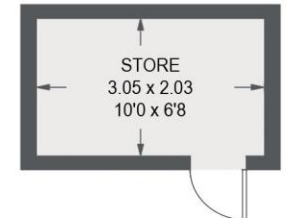
TOTAL = 171.3 SQ M / 1843 SQ FT



GROUND FLOOR (EXCLUDING GARAGE)
73.4 SQ M / 790 SQ FT



FIRST FLOOR
64.4 SQ M / 693 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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