





29 Wood Road

Hillsborough • Sheffield • S6 4LU

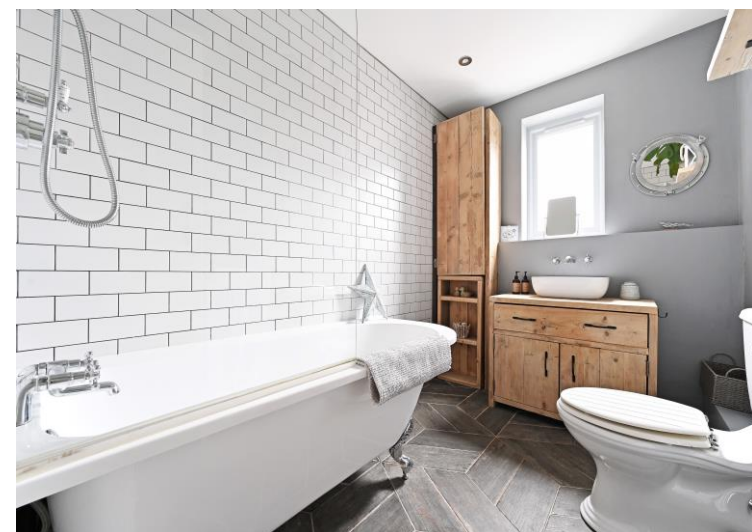
Guide Price £190,000 - £200,000

A stunning 3-bedroom mid terraced property superbly located in Hillsborough, close to a great range of local amenities and transport links. Improved by recent owners and stylishly presented throughout creating a cosy, homely feel. Benefits from combination gas central heating, log burner, double glazing and private rear garden. The property enters through a communal passageway into the off-shot kitchen fitted with shaker style wall and base units, wood effect worktops and finished with contrasting black tiled floor. Integrated appliances include oven, four ring gas hob and washing machine. Adjoining is a spacious dining area, offering a pleasant garden aspect, cellar access and focal exposed brick chimney breast. The cosy front facing lounge is centred around a feature brick chimney breast and focal log burning stove, presented in modern tones and laminate floor. The first floor comprises of 2 stylishly presented bedrooms filled with natural light. An impressive bathroom offers a traditional white suite, matched with rustic wooden storage housing the combination boiler and styled with contrasting modern tiling. Stairs rise to offer a generously proportioned second floor double bedroom incorporating built in storage to the eaves and a Velux window. Externally a forecourt provides privacy from the road with a communal passageway leading to a private, low maintenance rear garden equipped with established tree and garden shed. Wood is conveniently placed for access to a good range of local amenities, reputable local schools, pubs, cafes, bars and shops in Hillsborough. Great transport links including the Super Tram within a short walk.



- Stunning Mid Terraced Property
- 3 Beautifully Presented Bedrooms
- Stylishly Presented Throughout
- Fabulous Bathroom
- Modern Kitchen & Integrated Appliances

- Exposed Brick Chimney Breast & Log Burner
- Excellent Amenities & Transport Links
- Private Low Maintenance Rear Garden
- Freehold & No Chain
- Council Tax Band A, EPC rating TBC



29 WOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 82.3 SQ M / 886 SQ FT

CELLAR = 11.5 SQ M / 124 SQ FT

TOTAL = 93.8 SQ M / 1010 SQ FT

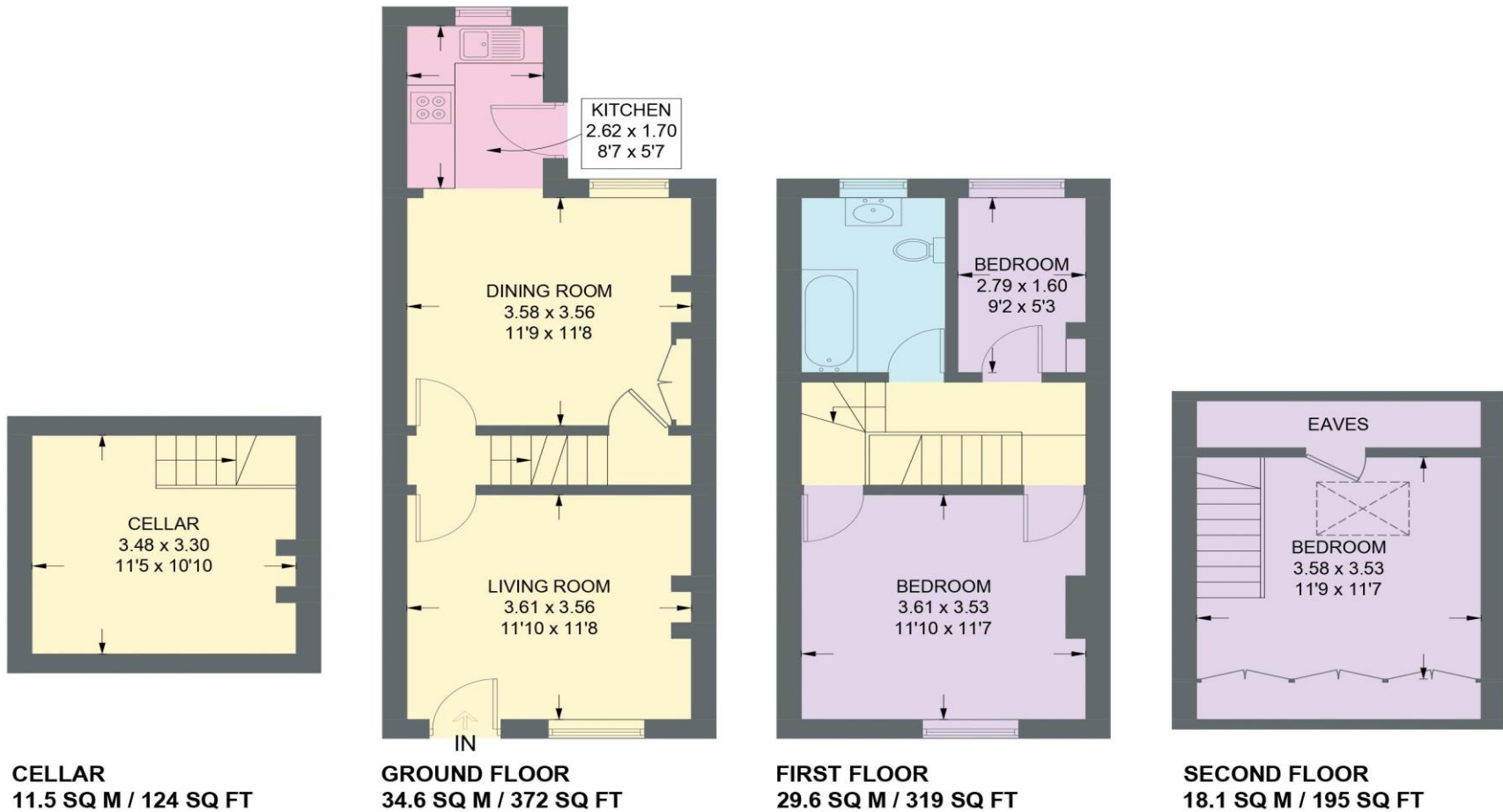


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.