





61 Hall Road

Handsworth • Sheffield • S13 9AH

Guide Price £130,000 - £140,000

Attractive stone fronted 2-bedroom terraced property in Handsworth. Arranged over 2 floors to include attractive lounge with feature cast iron fireplace, dining kitchen, cellar and low maintenance rear garden incorporating built brick outbuildings. Benefits from uPVC double glazing and combination gas central heating. Composite front door opening into a front facing lounge featuring a cast iron fireplace with living effect gas fire. The dining kitchen is fitted with a modern range of wall and base units with a wood effect worktop. Integrated 4 ring gas hob with integrated electric oven, space for washing machine and fridge freezer, access to the cellar and a composite door to the rear garden. The first floor comprises of 2 bedrooms, the master being front facing, decorated in neutral tones. The bathroom is fitted with a white suite with shower over bath and part tiling. Externally a forecourt provides privacy from the road and to the rear is a delightful garden with astro turf, blue slate borders and an outhouse for storage. Hall Road occupies a convenient position with access to local shops, schools, public transport and excellent access to Sheffield City Centre and the motorway network.



- Attractive Mid Terraced House In Handsworth
- 2 Bedrooms
- Modern Fitted Kitchen
- White Bathroom Suite
- Combination Boiler & uPVC Double Glazing
- Modern Decor Throughout
- Sought After Location
- Council Tax Band A
- Freehold
- EPC rating C



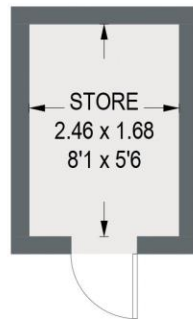
61 HALL ROAD

APPROXIMATE GROSS INTERNAL AREA = 61.6 SQ M / 663 SQ FT

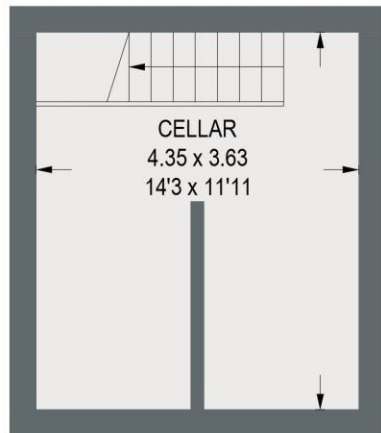
CELLAR = 15.5 SQ M / 167 SQ FT

STORE = 4.2 SQ M / 45 SQ FT

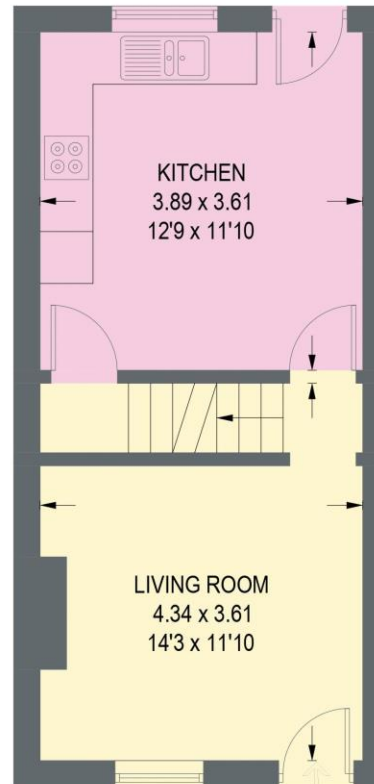
TOTAL = 81.3 SQ M / 875 SQ FT



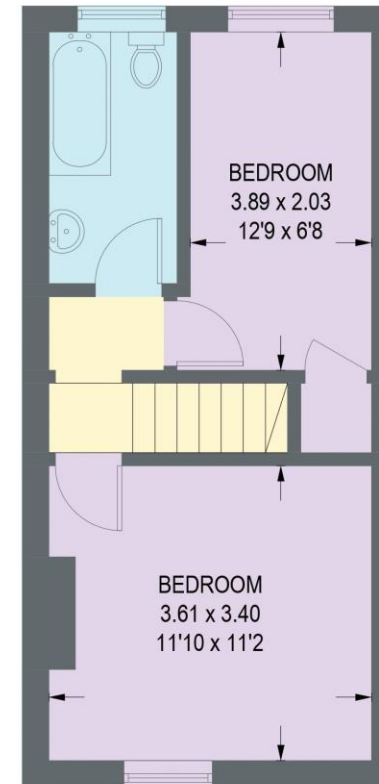
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



BASEMENT
15.5 SQ M / 167 SQ FT



GROUND FLOOR
30.9 SQ M / 333 SQ FT



FIRST FLOOR
30.7 SQ M / 330 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.