







4 Haigh Moor Road

Handsworth • Sheffield • S13 8TN

Guide Price £160,000 - £170,000

An attractive 3-bedroom semi-detached property offering fabulous potential with excellent transport links to the city centre and M1 motorway. Benefits from recently installed combination boiler, double glazing, detached garage and southerly facing enclosed rear garden. The ground floor comprises of dual aspect open plan living space filled with natural light and pleasant garden views complemented by sliding patio doors at the rear providing direct access to the garden. The L shaped kitchen is fitted with wood effect units, complementary worktops, and tiled splashbacks. Integrated appliances include an oven, four ring gas hob and extractor, a range of freestanding white goods are included within the sale if desired. Side door access to the driveway and garden. Th first floor features 3 good sized bedrooms with both doubles incorporating built in wardrobes. The partially tiled shower room is equipped with modern white suite and chrome heated towel rail. The landing area offers useful built in storage cupboard and access to the insulated loft space. Externally an enclosed front garden creates a great first impression and provides privacy with a pleasant outlook. A shared driveway leads to a detached garage and enclosed south east facing rear garden. Predominantly laid to lawn, bordered by fencing and mature hedging. Situated in popular Handsworth the property is a stone's throw from a host of local amenities, schools and links to both the M1 motorway networks and Sheffield city centre also within easy reach of Meadowhall shopping centre.



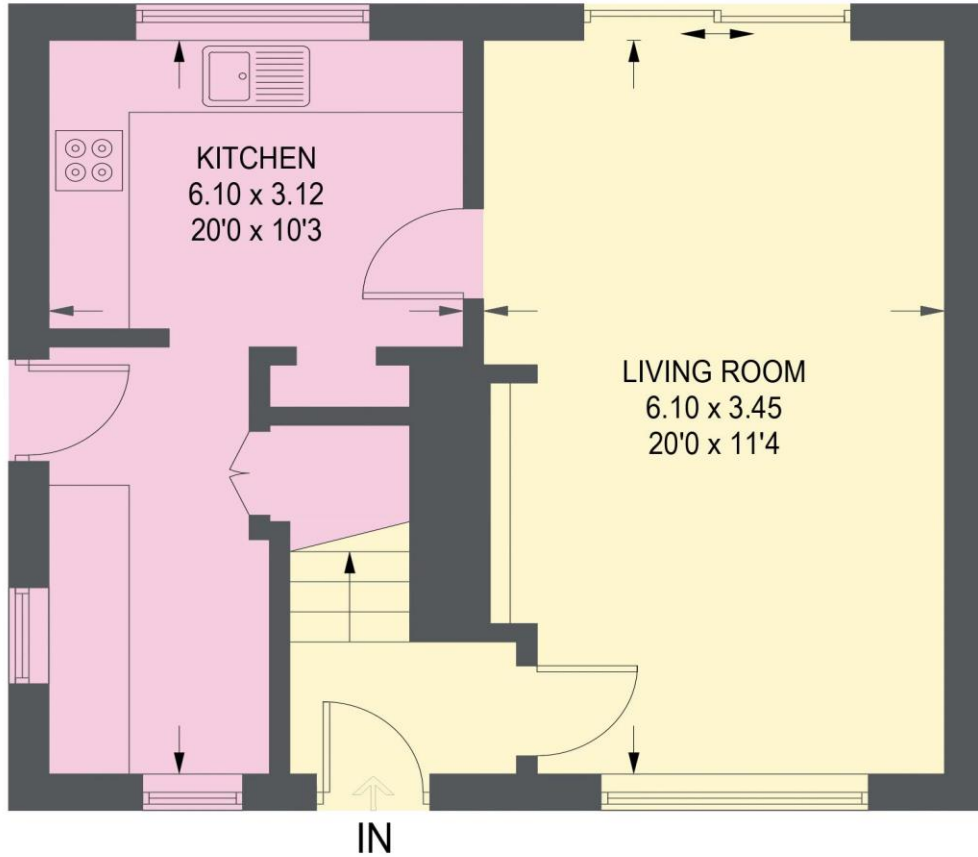


- Attractive Semi-Detached Property in Handsworth
- 3 Good Sized Bedrooms
- Modern Shower Room
- Dual Aspect Open Plan Living Space
- Patio Doors Providing Access to Garden
- Spacious Kitchen & Range of Appliances
- Combination Boiler & Double Glazing
- Established Front & Rear Gardens
- Freehold & No Chain
- Council Tax Band A, EPC TBC

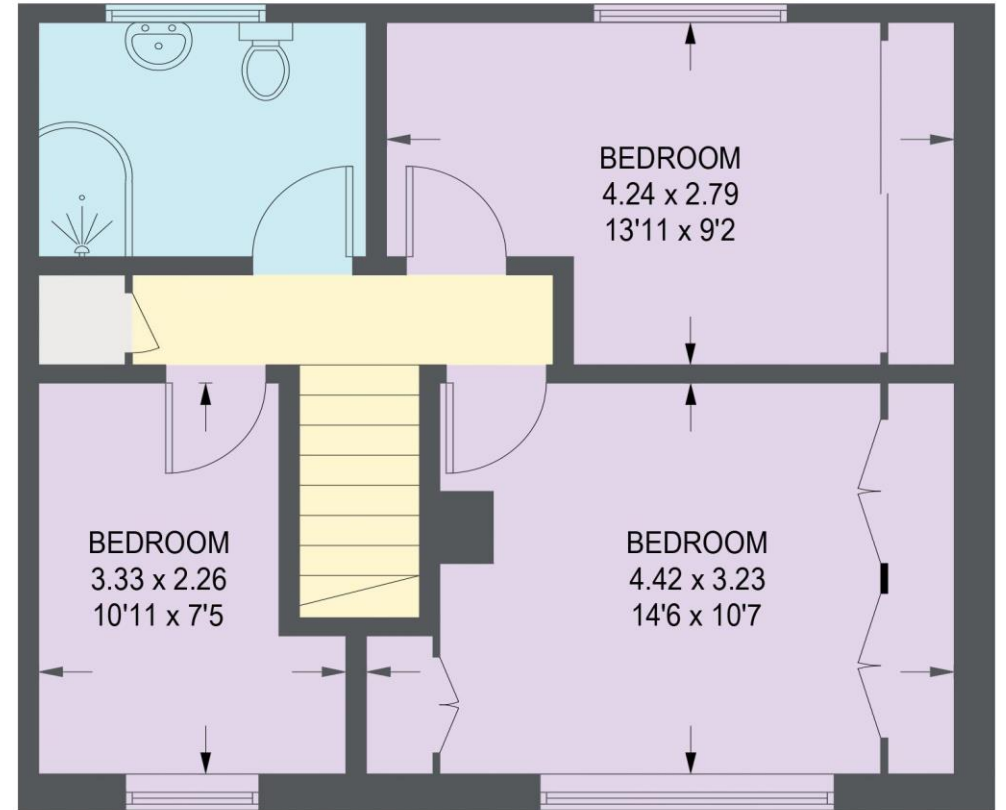


4 HAIGH MOOR ROAD

APPROXIMATE GROSS INTERNAL AREA = 84.2 SQ M / 907 SQ FT



GROUND FLOOR
41.4 SQ M / 446 SQ FT



FIRST FLOOR
42.8 SQ M / 461 SQ FT

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



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