





## 6 Hall Road

Handsworth • Sheffield • S13 9AG

Guide Price £180,000 - £190,000

Attractive stone fronted 3-bedroom semi-detached property in Handsworth. Arranged over 3 floors to include attractive lounge with feature exposed brick chimney breast, dining kitchen, cellar and low maintenance rear garden incorporating built brick outbuildings. Benefits from solar panels, gas central heating and double glazing. Freehold. Opening into a front facing lounge featuring focal exposed brick chimney breast housing a gas stove and bespoke units with shelving to the alcoves. The dining kitchen is presented with wooden shaker style wall and base units, solid wooden worktops and bold tiled splash backs finished with tiled flooring and Belfast sink. There is space with plumbing for freestanding appliances including a range cooker incorporating 7 ring gas hob, Bespoke built in units offer further storage, with ample room for a dining table and cellar access. The first floor comprises of 2 bedrooms, the master being front facing, decorated in pastel tones finished with wood effect flooring and walk in closet. The Moroccan style bathroom is elegant providing a bath, decorative handwash basin and WC. Stairs rise to the second floor offering a third spacious double bedrooms, light and airy courtesy of side facing window offering generous storage within the eaves. Externally forecourt provides privacy from the road with gated access to the rear. A low maintenance garden enclosed by painted fencing filled with attractive planting, 2 brick built outhouses and a decked pergola offering ideal entertaining or relaxing space. 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 Stone Fronted Semi Detached House
- Arranged Over 3 Floors
- 3 Bedrooms
- Moroccan Style Bathroom
- Exposed Brick Chimney Breast
- Solar Panels
- Low Maintenance Garden with Outbuildings
- Freehold
- EPC Rating D
- Council Tax Band A

# 6 HALL ROAD

APPROXIMATE GROSS INTERNAL AREA = 80.8 SQ M / 870 SQ FT (EXCLUDING EAVES)

CELLAR = 15.9 SQ M / 171 SQ FT

OUTBUILDING = 4.2 SQ M / 45 SQ FT

TOTAL = 100.9 SQ M / 1086 SQ FT

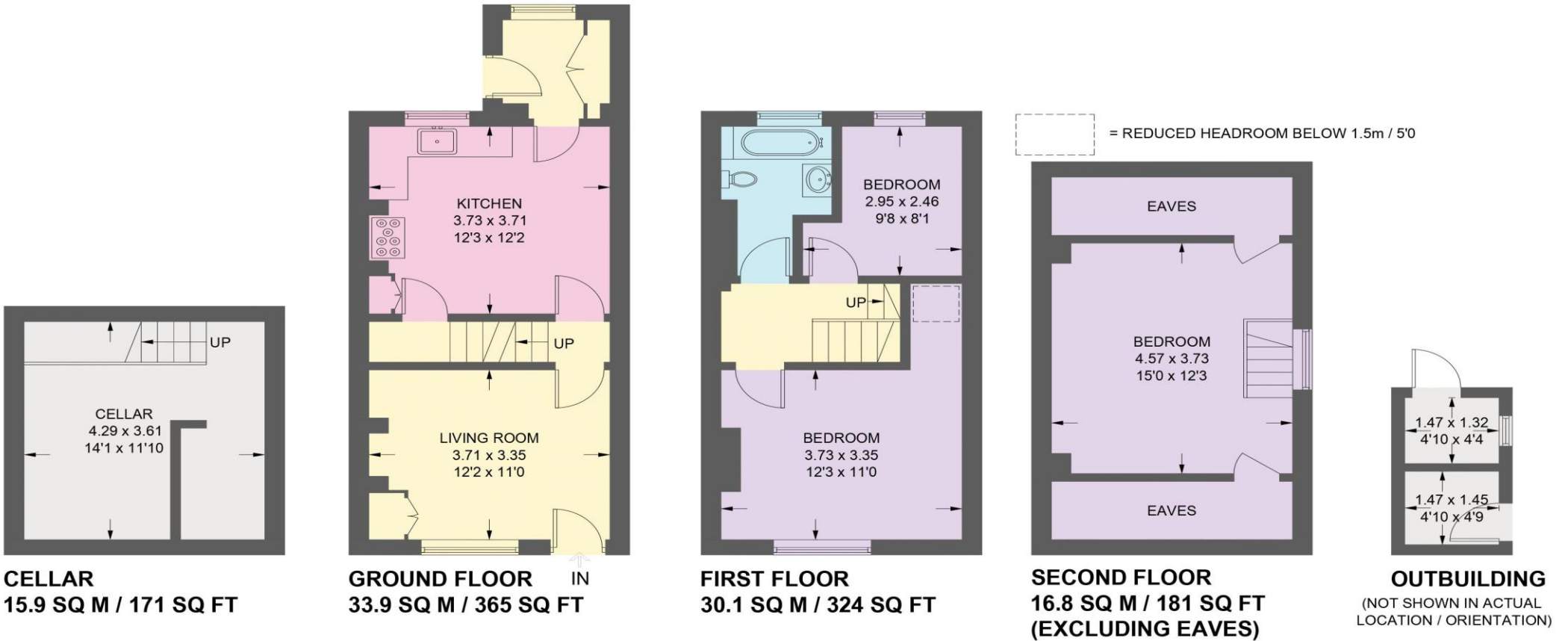


Illustration for identification purposes only, measurements are approximate, not to scale.

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.