





8 Armthorpe Road

Hangingwater • Sheffield • S11 7FA

Guide Price £290,000 - £300,000

Within walking distance of Bingham Park, located in a sought-after area is an attractive 2-bedroom end terrace property. Originally 3 bedrooms and redesigned to create a superb, spacious bathroom. Offering light and airy accommodation over 3 levels, stylishly presented in modern tones with gas central heating, double glazing and attractive enclosed rear garden containing 2 outhouses. The property enters into a cosy bay fronted lounge featuring a focal contemporary log effect inset fire, presented in bold modern tones and carpet. The spacious dining kitchen is filled with natural light filled with wood effect rounded edge units, contrasting worktops and integrated appliances including a Neff oven and 5 ring gas hob. Adjoining is a rear utility room offering further storage, space for a washing machine and alternative access from the garden. Access to the cellar is from the dining area. The first floor comprises of a front facing double bedroom, thick pile carpet, Victorian decorative fireplace and walk in closet. The spacious bathroom is equipped with impressive freestanding bath, separate shower cubicle, floating vanity hand wash basin and heated towel rail. The second floor offers a fabulous second bedroom providing ample storage within the eaves and flexible living space complemented by French doors and Juliette balcony. Externally accessed through a communal passageway is a generous private rear garden, landscaped to include Indian sandstone, decking and 2 useful outhouses. Hangingwater is extremely popular, well-placed for local shops and amenities with a growing cafe culture, highly regarded local schools, Bingham Park and Endcliffe Park along with a range of recreational facilities, public transport and access to the city centre, hospitals, universities, and the Peak District.



- Attractive 2 Bedroom End Terraced Property
- Located in Hangingwater, S11
- Walking Distance of Bingham Park
- Light & Airy Accommodation Over 3 Levels
- Spacious 2nd Floor Bedroom with Juliette Balcony
- Stunning Bathroom
- Combination Boiler & Double Glazing
- Landscaped Rear Garden & Outhouses
- 674 yrs remaining £9pa absent landlord
- Council Tax Band B, EPC Rating D

8 ARMTHORPE ROAD

APPROXIMATE GROSS INTERNAL AREA = 109.7 SQ M / 1178 SQ FT
(EXCLUDING STORES)



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.