





## 255 Hartland Avenue

Sothall • Sheffield • S20 2PZ

Asking Price £150,000

Set back from the road, within established wraparound garden is a 2-bedroom detached bungalow in Sothall, S20. Offering fabulous potential, requires a full scheme of general improvements. Benefits from gas central heating, double glazing, driveway and attractive, private, wraparound garden. Offering a pleasant garden outlook and access through French doors is a spacious open plan living area with feature fireplace. The kitchen is fitted with wooden units, contrasting worktops and tiled splashbacks, including integrated oven and electric hob. There are 2 double bedrooms and bathroom equipped with 3-piece white suite. Externally is an enclosed rear garden bordered by established hedging and driveway, for multiple vehicles. Sothall is extremely popular with buyers of all ages, sought after for its superb local amenities in nearby Beighton Village, local schools and close proximity to Rother Valley Country Park. The area boasts excellent local transport links both by bus and Sheffield Supertram, and is ideally situated for links to both the M1 motorway networks and Sheffield City Centre.

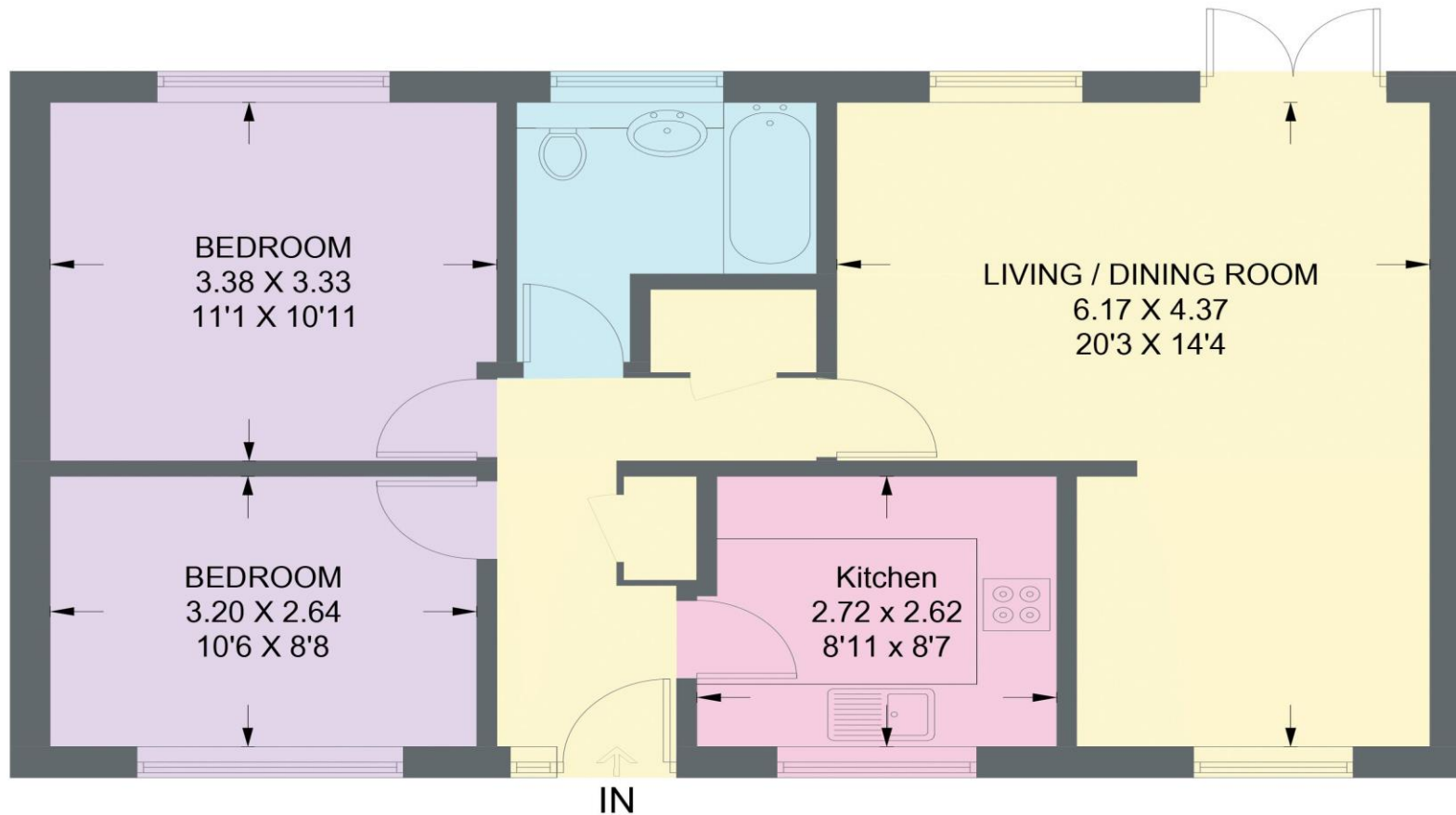


- Detached Bungalow
- 2 Bedrooms
- Spacious Open Plan Living
- Requires General Improvements
- Gas Central Heating & Double Glazing
- Excellent Transport Links & Local Amenities
- Generous Driveway
- Established Wraparound Garden
- Tenure TBC
- Council Tax Band C, EPC TBC



# 255 HARTLAND AVENUE

APPROXIMATE GROSS INTERNAL AREA = 64.5 SQ M / 694 SQ FT



## GROUND FLOOR

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.