







7 Glen View

Hangingwater • Sheffield • S11 7EU

Guide Price £300,000 - £325,000

Located in the heart of Hangingwater, beside Bingham Park in a quiet, secluded location is a stunning 3-bedroom family home. A beautifully presented property, arranged over 3 levels plus a converted basement to create flexible accommodation with stunning park views to the rear. Fabulous family home within a sought-after location close to reputable schools Composite front door opens into an entrance area equipped with bespoke built in storage. An inner door enters through into the fabulous dual aspect, impressive open plan living space filled with natural light presented with stylish décor. The kitchen is fitted with white gloss units, topped with wood effect worktops and integrated appliances include Bosch oven, electric hob and slimline dishwasher with space for a fridge freezer. The lounge overlooks the rear garden complemented by plantation shutters, fire inset designed with decorative tiles, shelving within the alcoves and coving. From the kitchen area stairs descend to a converted basement offering a superb versatile living space currently used as utility / workshop. The first floor features the main bedroom taking full advantage of the rear park views, presented in bold tones with contrasting wood panelling, wooden shutters and built in storage. The modern bathroom is fully tiled equipped with 3-piece white suite and column radiator. Stairs rise to the second floor offering a further 2 double bedrooms, neutrally presented with carpet, offering far reaching views and flooded with natural light. Externally is a forecourt and brick-built outhouse. At the rear is an enclosed attractive, southeast facing rear garden laid with artificial lawn and filled with attractive planting. Hangingwater is a very popular location with excellent shopping facilities, Nether Green and High Storrs school catchment and easy access to walks in Bingham Park towards Forge Dam or towards Endcliffe Park and Ecclesall Road or Broomhill.





- Effectively Extended Terraced Property
- Stylishly Presented Throughout
- Arranged Over 3 Levels Plus Basement
- Modern Kitchen & Bathroom
- Light & Airy Open Plan Living Space

- Reputable Schools within Catchment
- Sought After Location Beside Bingham Park
- Attractive South Facing Rear garden
- 675 years left on lease £2.50pa
- Council Tax Band A, EPC TBC





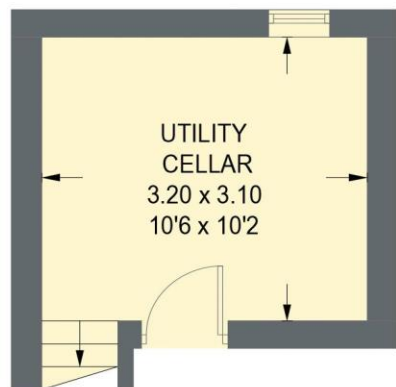
7 GLEN VIEW

APPROXIMATE GROSS INTERNAL AREA = 84.0 SQ M / 904 SQ FT

CELLAR = 10.5 SQ M / 113 SQ FT

TOTAL = 94.5 SQ M / 1017 SQ FT

 = REDUCED HEAD HEIGHT BELOW 1.5M



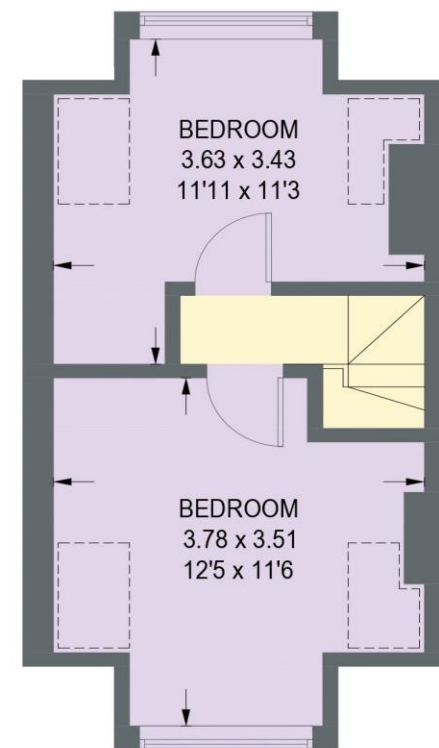
CELLAR
10.5 SQ M / 113 SQ FT



GROUND FLOOR
31.7 SQ M / 341 SQ FT



FIRST FLOOR
27.4 SQ M / 295 SQ FT



SECOND FLOOR
24.9 SQ M / 268 SQ FT

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



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