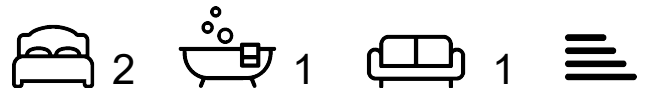




## South Road

High Green, Sheffield, S35 4JN

Guide Price £170,000 - £180,000



- 2 BEDROOM DETACHED BUNGALOW
- SPACIOUS DIMENSIONS
- DOUBLE BEDROOMS
- LOW MAINTENANCE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES

- NO UPWARD CHAIN
- SCOPE TO RECONFIGURE LAYOUT
- OFF ROAD PARKING WITH GARAGE
- READY TO PUT YOUR OWN STAMP ON IT
- COUNCIL TAX D

# South Road

High Green, Sheffield, S35 4JN

Guide Price £170,000 - £180,000



GUIDE PRICE £170,000 - £180,000. NO UPWARD CHAIN! Nestled on South Road in the popular area of High Green, Sheffield, this delightful detached bungalow presents an excellent opportunity for those seeking a spacious and adaptable home. Boasting two generous double bedrooms, this property is perfect for couples or individuals looking for a comfortable living space.

Located within walking distance to an array of amenities, close to the local park and sports centre, serviced by good public bus routes, only minutes from the M1 and with direct roads leading to Sheffield Centre, Barnsley and Rotherham.

The bungalow is in need of some upgrades, providing the new owner with the chance to personalise and reconfigure the layout to suit their preferences and lifestyle. This flexibility allows for creative potential, making it a wonderful canvas for your dream home.

The property also benefits from ample off-road parking on the driveway, along with an integral garage, ensuring convenience for you and your guests. The low-maintenance gardens surrounding the bungalow provide a serene outdoor space, perfect for enjoying the fresh air without the burden of extensive upkeep.

One of the standout features of this property is the absence of an upward chain, enabling a swift and hassle-free move. You can settle in without delay and start enjoying all that this lovely home has to offer.

Briefly comprising entrance hall, kitchen/diner, living room, two good sized bedrooms, bathroom/wet room and single garage.

In summary, this large two-bedroom detached bungalow on South Road is a fantastic opportunity for those looking to invest in a property with potential. With its spacious layout, convenient location, and the promise of a quick move, this home is not to be missed.



## ENTRANCE HALLWAY

Through a uPVC frosted door leads directly in to the hallway with doors leading to all rooms, wall mounted radiator and telephone point.

## KITCHEN

15'9 x 10'4 (4.80m x 3.15m)

Boasting an array of light wood wall and base units providing plenty of storage space, contrasting work surfaces, inset stainless steel sink with chrome mixer tap, fully tiled ,space for tall fridge/freezer, undercounter space and plumbing for washing machine, aerial point, sliding patio wooden doors which leads to a side porch. Potential to create an open plan kitchen and living area .

## LIVING ROOM

16'5 x 12'7 (5.00m x 3.84m)

A light and airy living room, drenched in natural light through a large front facing uPVC window hosting a wood feature fire surround with gas fire giving a great focal point to the room and cost feel in the wintry months, also comprising round frosted window to side, two wall mounted radiators and aerial point.

## BEDROOM 1

13'1 x 12'0 (3.99m x 3.66m)

A large, light and airy double bedroom hosting rear facing uPVC windows , bt point, aerial point and wall mounted radiator.

## BEDROOM 2

12'0 x 10'6 (3.66m x 3.20m)

A spacious double bedroom, flooded with natural light through a large rear facing uPVC window and aerial point.

## BATHROOM

6'7 x 5'11 (2.01m x 1.80m)

A fresh, non slip wet room, fully tiled in white, hosting an electric shower, white pedestal sink, low flush WC, extractor fan and frosted uPVC window.

## GARAGE

16'5 x 9'1 (5.00m x 2.77m)

Offering secure parking or that extra storage space

we all crave, comprising electric roller door with lighting and sockets throughout, wall mounted sink, wall mounted radiator, electric lift providing access and comprising door leading to the kitchen.

## EXTERIOR

The front of the property boasts great kerb appeal, stone walls wrap around the bungalow with wrought iron gates leading to a long driveway providing off road parking for 2 cars comfortably alongside a low maintenance pebbled front. To the rear of the property is a fully enclosed, low maintenance, sun drenched garden, mainly laid to lawn offering plenty of places to entertain or sit out in the summer months and lighting.

## Floorplan



Floor Plan

Floor area 85.1 sq.m. (917 sq.ft.)

Total floor area: 85.1 sq.m. (917 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## Energy Efficiency Graph

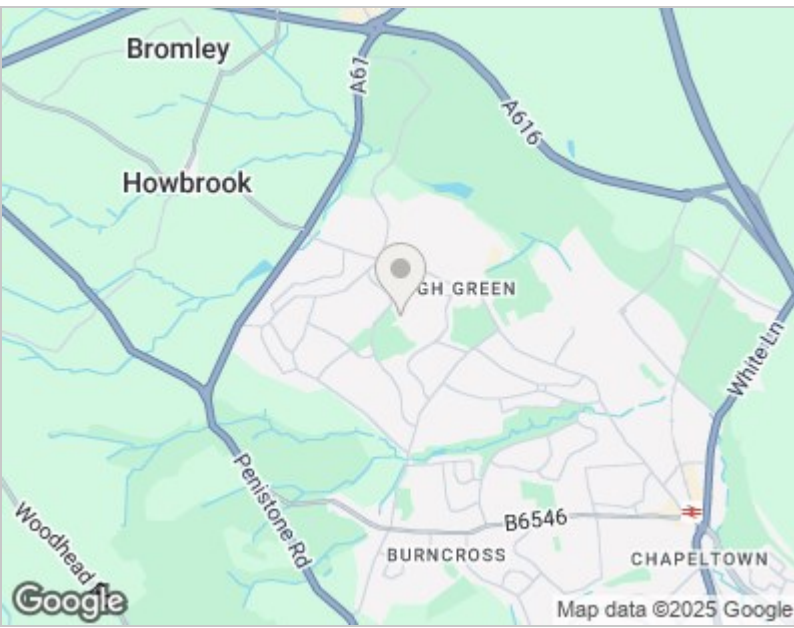


## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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