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Potter Hill Lane

High Green, Sheffield, S35 4JE

Guide Price £210,000 - £220,000

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- 3 BED SEMI DETACHED
- ADDITIONAL SUN ROOM
- IN NEED OF SOME MODERNISATION
- AMPLE OFF ROAD PARKING PLUS GARAGE
- GREAT COMMUTER LOCATION
- NO UPWARD CHAIN
- GENEROUS ROOM SIZED THROUGHOUT
- SCOPE TO FURTHER EXTEND OR RECONFIGURE
- WELL MANICURE GARDENS FRONT AND BACK
- COUNCIL TAX BAND B

Tel: 0114 257 8999

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GUIDE PRICE £210,000 - £220,000. Set on a sizeable plot on Potter Hill Lane in High Green, this three bedroom semi detached home is full of potential and offered with no upward chain. With a sun room extension, a gated driveway and garage, and well proportioned rooms throughout, it is ready for its next owners to modernise and make their own. It is close to an array of schools, within walking distance of local amenities, and only minutes from the M1, which makes it a great opportunity for a growing family.

Inside, a light and airy living room with a characterful fireplace gives the home a warm heart, while the breakfast kitchen and the sun room extension make it easy to picture busy family mornings and relaxed get-togethers. Upstairs are three bedrooms, including a versatile third room that works as an office, nursery or single bedroom, along with a bathroom that is full of character. A large, mostly boarded attic with lighting and sockets adds even more scope. The property would benefit from some modernisation, so buyers can put their own stamp on it and build in value.

Outside, the gated driveway and garage provide secure parking and storage. The well landscaped rear garden has plenty of space for entertaining, and its established trees give it a private feel, so there is room for the family to grow into it.

High Green is well served by good bus routes, and the M1 is only minutes away, with direct roads leading to Sheffield, Barnsley and Rotherham.

With its size, setting and scope to add value, this is a rare chance to create a family home in a sought after location. Early viewing is highly recommended.

ENTRANCE HALL
A glazed composite door opens into a welcoming entrance hall, fitted with a wall mounted radiator, a telephone point and a frosted uPVC window. Stairs rise to the first floor, while doors lead through to the living room and the breakfast kitchen

LIVING ROOM
16'4" x 12'1" (5 x 3.7)
A bright, spacious living room with a characterful brick fireplace at its heart, complete with a gas log effect fire and tiled hearth that creates a natural focal point. A double glazed bay window and a further window fill the room with daylight. There is also an aerial point, a wall mounted radiator and ambient wall lights.

BREAKFAST KITCHEN
10'7" x 10'5" (3.25 x 3.2)
A retro style kitchen fitted with an array of light green wall and base units, paired with dark green work surfaces. It includes an inset stainless steel sink and drainer, an inset gas hob with a copper extractor hood above, and an integrated electric oven. There is under counter space and plumbing for a washing machine. A large built in storage cupboard offers an ideal spot for a tall fridge/freezer, and the cloakroom is also located here. The room is finished with tiled flooring, inset spotlights, a wall mounted radiator and a uPVC window overlooking the garden.

SUN ROOM
10'5" x 9'2" (3.2 x 2.8)
Currently used as a dining room, this impressive extension has wood effect tiled flooring with underfloor heating. Two large floor to ceiling uPVC windows frame the garden beautifully, with two further uPVC side windows adding to the glazing. There are wall mounted radiators and wall lights, and the understairs storage houses the combi boiler. A solid wooden door leads out to the rear garden.

LANDING
A double glazed window sits on the landing, along with a loft hatch with fitted ladders. This leads up to a large attic space that is mostly boarded and has both lighting and sockets.

BEDROOM 1
14'9" x 10'5" (4.5 x 3.2)
A well proportioned double bedroom with a wall of mirrored fitted wardrobes. A double glazed bay window brings in natural light, and the room also has two wall mounted radiators, wall lights and a telephone point.

BEDROOM 2
9'10" x 8'0" (3 x 2.45)
Another spacious bedroom, with a wall of dark wood wardrobes, a wall mounted radiator and a uPVC window.

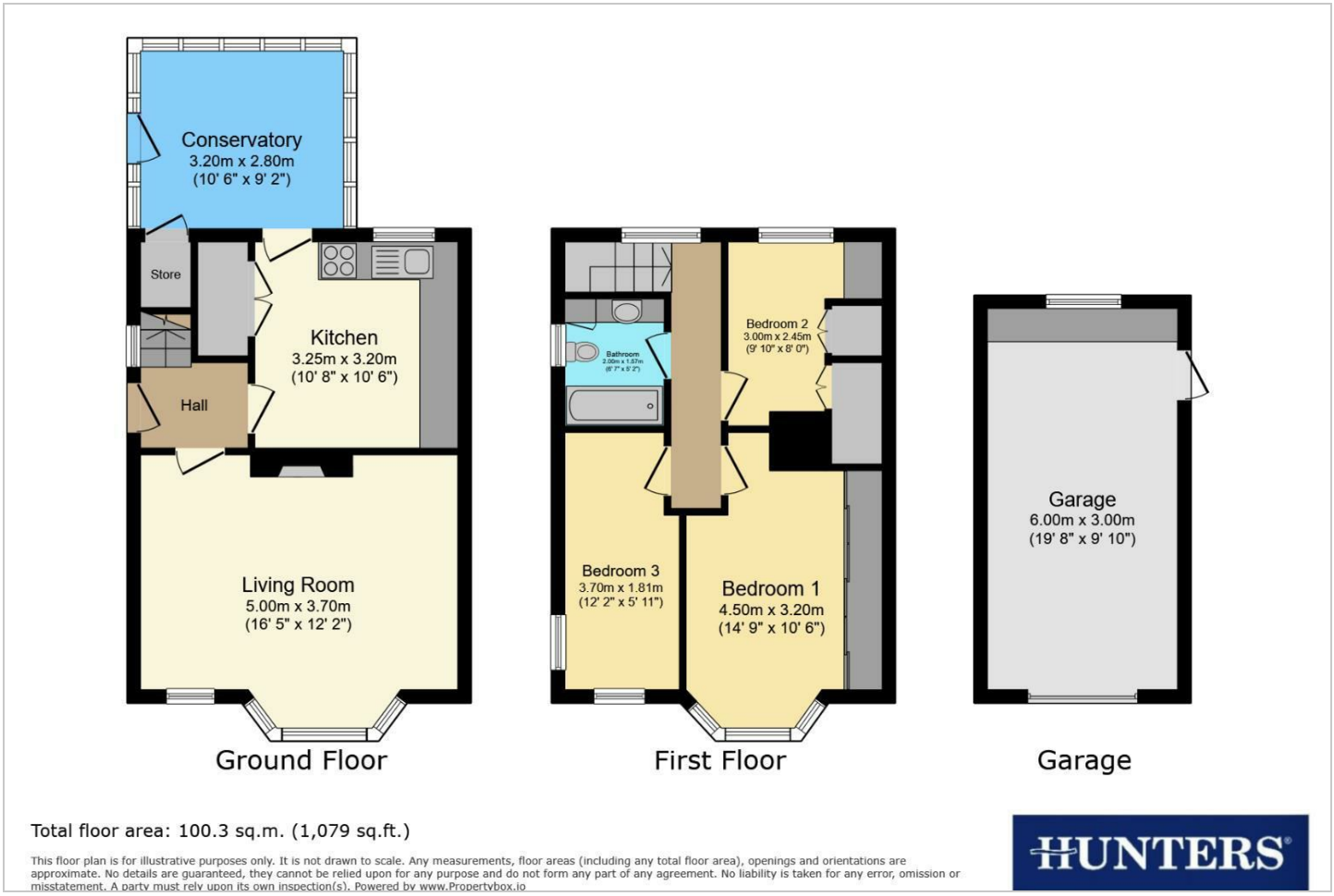
BEDROOM 3
12'1" x 5'11" (3.7 x 1.81)
Currently used as a home office, this versatile room would suit a single bedroom or nursery just as well. It has two double glazed windows and a wall mounted radiator.

BATHROOM
6'6" x 5'1" (2 x 1.57)
Fully tiled in funky yellow and white striped ceramic tiles, this bathroom has a bath with shower over and a pine fitted vanity unit with storage cupboard, inset sink and marble effect work surface. There is also a low flush WC, an extractor fan, a wall mounted radiator and a frosted double glazed window.

GARAGE
19'8" x 9'10" (6 x 3)
A great addition to the property, offering secure parking or the extra storage space we all crave. The garage has an up and over door, lighting and sockets, further boarded storage in the eaves, a rear uPVC door, a window and a separate alarm system.

EXTERIOR
The front of the property has great kerb appeal, with a sizeable gated driveway and neat lawns. Well established privet hedges, trees and shrubs add splashes of colour throughout the year. A fully enclosed, well landscaped garden sits to the rear. A sizeable patio is the perfect spot to entertain in the summer months, and it sweeps around to create a further seating area so you can chase the sun. There is a neat lawn, and established trees around the boundary add extra privacy.

Floorplan


Conservatory
3.20m x 2.80m
(10' 6" x 9' 2")
Store
Kitchen
3.25m x 3.20m
(10' 8" x 10' 6")
Hall
Living Room
5.00m x 3.70m
(16' 5" x 12' 2")
Ground Floor
Bedroom 2
3.00m x 2.45m
(9' 10" x 8' 0")
Bathroom
Bedroom 3
3.70m x 1.81m
(12' 2" x 5' 11")
Bedroom 1
4.50m x 3.20m
(14' 9" x 10' 6")
First Floor
Garage
6.00m x 3.00m
(19' 8" x 9' 10")
Garage
Total floor area: 100.3 sq.m. (1,079 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
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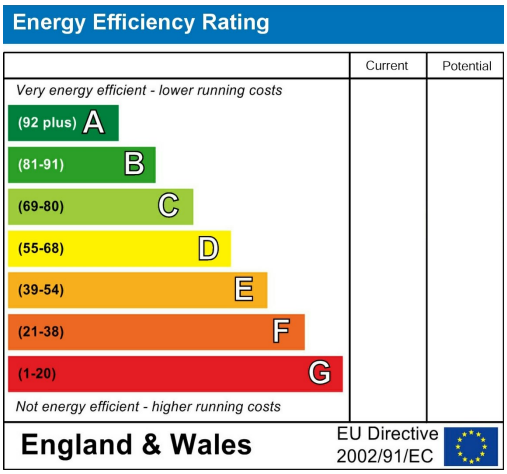
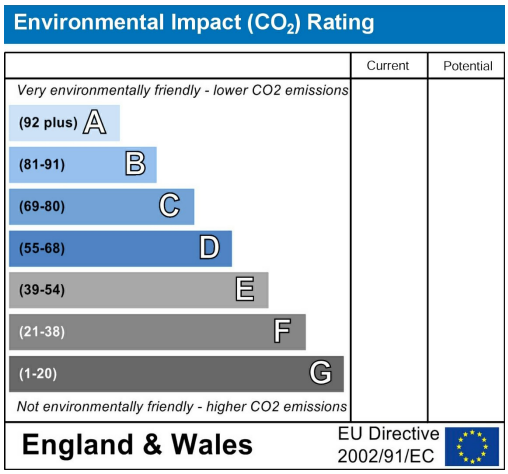
Energy Efficiency Graph

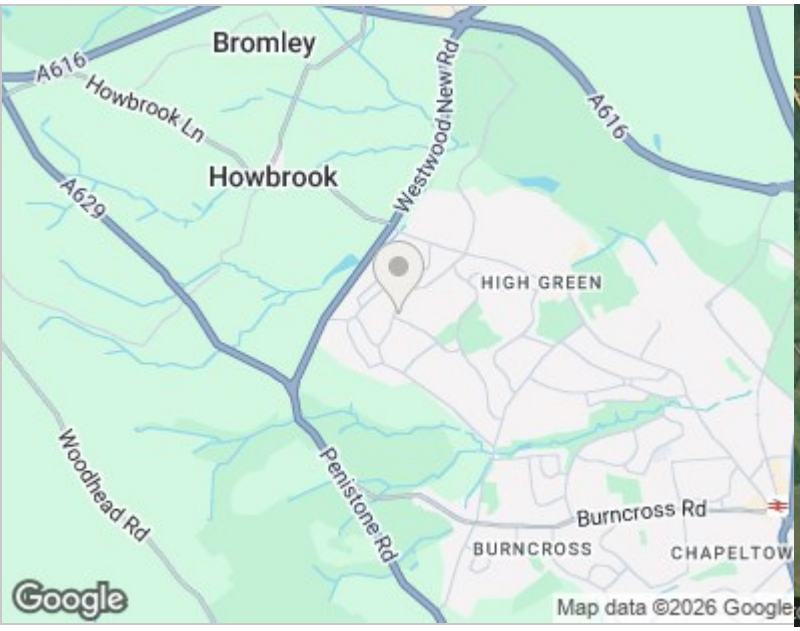




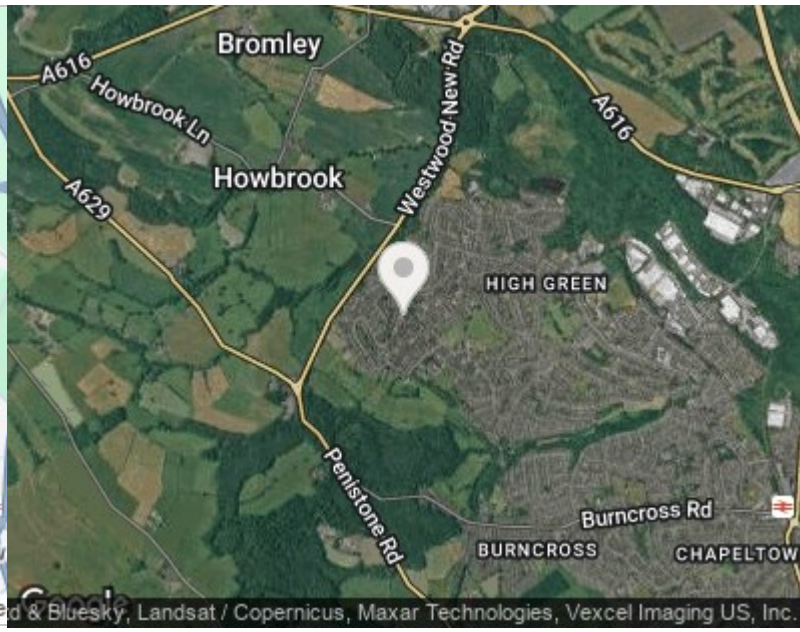
Viewing

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





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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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The Property Ombudsman