



Kinnaird Road

Sheffield, S5 0NT

Guide Price £150,000 - £160,000



- 2 BED SEMI DETACHED
- EXTENDED
- PUT YOUR OWN STAMP ON IT
- WELL LANDSCAPED GARDENS
- CLOSE TO AN ARRAY OF AMENITIES

- NO UPWARD CHAIN
- PLENTY OF LIVING SPACE
- WELL MAINTAINED THROUGHOUT
- AMPLE OFF ROAD PARKING AND GARAGE
- COUNCIL TAX BAND A

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GUIDE PRICE £150,000 - £160,000. NO UPWARD CHAIN! Nestled on the leafy Kinnaird Road in Sheffield, this delightful two-bedroom house presents an excellent opportunity for those looking to create their dream home. The property has been thoughtfully extended to include a spacious dining room and a larger kitchen, providing ample living space for both relaxation and entertaining.

Located close to an array of amenities, surrounded by reputable schools, serviced by good public bus routes, a short drive to the Northern General Hospital, with direct roads also leading to Sheffield Centre, Rotherham, Meadowhall and the M1.

While the house is in need of modernisation, this offers a unique chance for you to put your own stamp on it and tailor the interiors to your personal taste. The generous layout ensures that you will have plenty of room to work with, making it an ideal canvas.

Storage will never be an issue here, as the property boasts two garages, perfect for keeping your belongings organised and secure. Additionally, the off-road parking on a resin drive adds convenience, allowing for easy access to your home.

The well-landscaped gardens at both the front and rear of the property provide a lovely outdoor space to enjoy, whether you wish to cultivate a garden or simply relax in the fresh air.

Briefly comprising entrance porch, entrance hallway, downstairs WC, kitchen, dining room, living room, two good sized bedrooms and bathroom.

This house on Kinnaird Road is not just a property; it is a place where you can truly make your mark and create lasting memories. With its potential and prime location, it is a must-see for anyone looking to invest in a home with character and charm.

PORCH

Through a glazed solid wooden door leads into a handy front porch, a great cloakroom space, comprising tiled flooring; perfect for muddy wellies or paws, wall mounted light and glazed solid wooden door leading into the entrance hall.

ENTRANCE HALL

A roomy hallway comprising laminate flooring, wall mounted radiator, stairs rising to the first floor and doors leading to the kitchen and downstairs WC.

DOWNSTAIRS WC

A handy addition to any busy household, comprising low flush WC, white gloss vanity unit with inset sink, wall mounted electric heater and built in storage cupboards.

KITCHEN

12'6" x 9'10" (3.82 x 3)

A charming country style kitchen, benefitting size wise from the extension, offering an array of cream wall and base units providing plenty of storage space, cream mosaic tile effect work surfaces, inset stainless steel sink and drainer with chrome mixer tap, integrated stainless steel gas hob, electric oven and extractor hood above, under counter space and plumbing for a washing machine, wall mounted radiator, decorative characterful beams, telephone point, uPVC window and archway leading directly in the dining room.

LIVING ROOM

15'8" x 11'1" (4.8 x 3.4)

A spacious living area, with an open plan feel with a large archway opening out into the dining room, creating a great social space or family hub, hosting a cream fireplace with marble surround and electric coal effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, aerial point, and front facing uPVC window.

DINING ROOM

10'2" x 9'10" (3.10 x 3)

A light and airy dining room comprising wall mounted radiator, ambient wall lighting, uPVC rear

window, further Velux window and glazed solid wooden door leading directly out onto the patio.

BEDROOM 1

15'5" x 11'2" (4.7 x 3.42)

A large double bedroom boasting a wall of fitted dark wood wardrobes, dual aspect uPVC windows, two wall mounted radiators and telephone point.

BEDROOM 2

12'1" x 9'10" (3.7 x 3)

A further good sized bedroom benefitting from light wood fitted wardrobes/storage, rear facing uPVC window and wall mounted radiator.

BATHROOM

8'6" x 5'8" (2.6 x 1.74)

Tiled in a sage green, a few steps rise to a shower cubicle with electric shower installed, pedestal sink, low flush WC, wall mounted radiator, non slip flooring and frosted uPVC window.

GARAGE

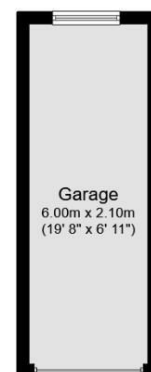
21'3" x 11'9" (6.5 x 3.6)

Offering secure off road parking or that extra storage we all crave, comprising up and over door, solid wooden glazed doors to both front and rear, wall mounted Combi boiler, lighting and sockets throughout.

EXTERIOR

The front of the property boasts great kerb appeal with a sizeable resin driveway providing valuable off road parking, an electric car charging point and a well stocked, walled rockery with established shrubs and trees adding splashes of colour throughout the year. To the rear of the property is a fully enclosed, well landscaped garden, hosting a large slabbed patio perfect for entertaining in the summer months, steps rise to a neat lawned area surrounded by well stocked borders and a low maintenance stone chipping area with stepping stones leading to a 'secret' raised woodland garden at the back, also comprising hard standing for a greenhouse if desired, garage/shed for plenty of further outdoor storage, outdoor tap and floodlighting.

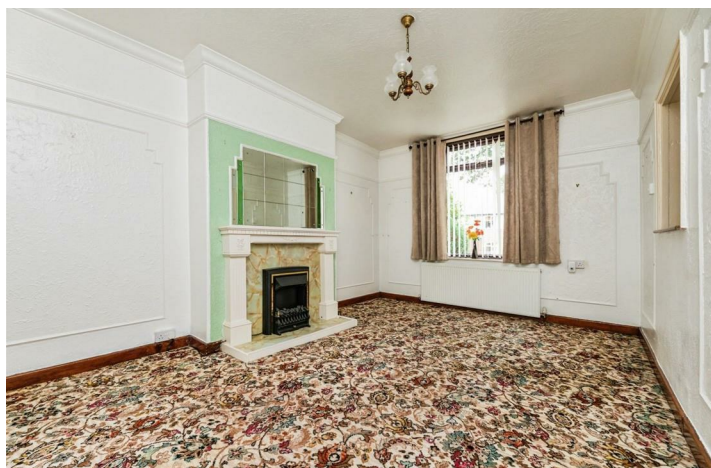
Floorplan

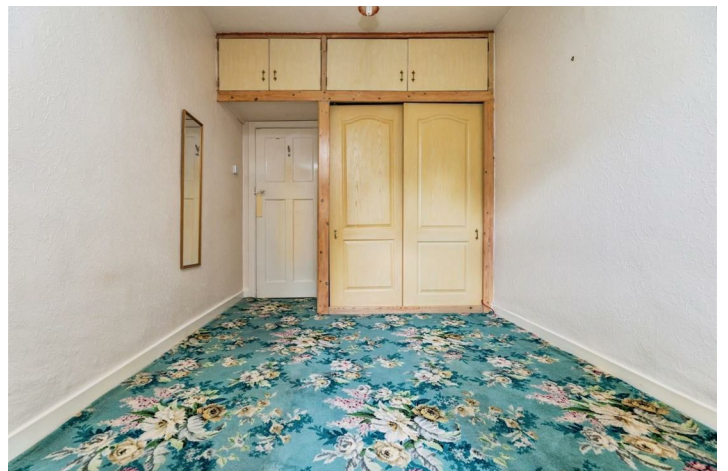
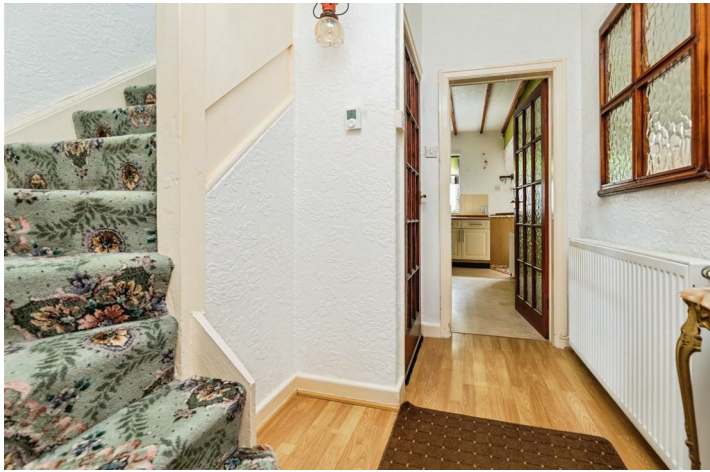


Total floor area: 122.5 sq.m. (1,319 sq.ft.)

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

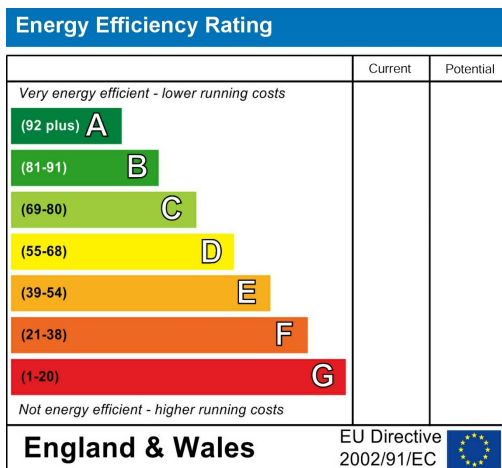
HUNTERS







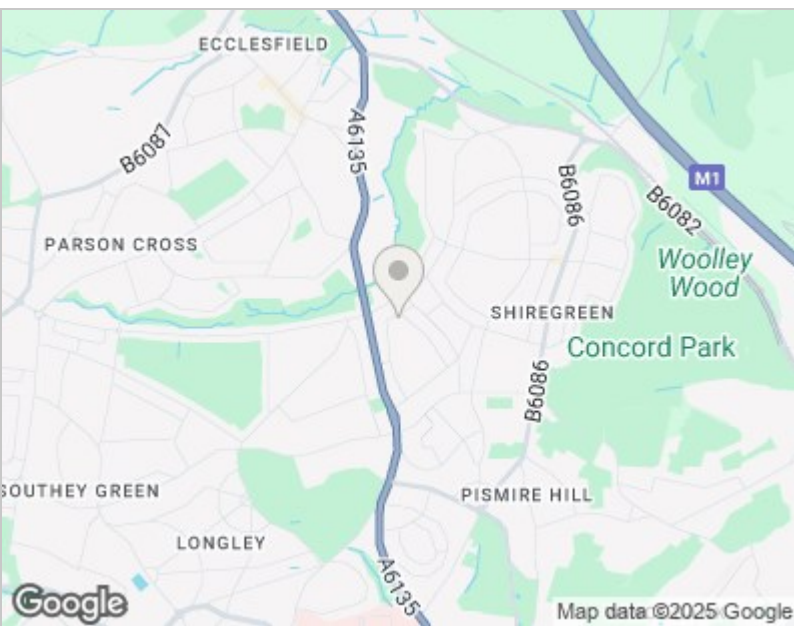
Energy Efficiency Graph



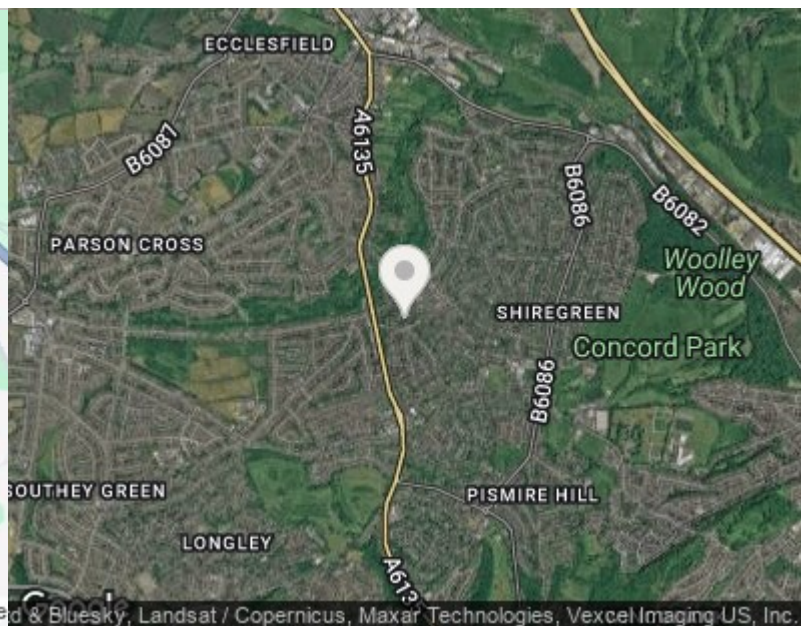
Viewing

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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