



## Hawthorn Road

High Green, Sheffield, S35 3HB

Guide Price £170,000



- 3 BED SEMI DETACHED
- GENEROUSLY SIZED THROUGHOUT
- READY TO PUT YOUR OWN STAMP ON IT
- DOUBLE BEDROOMS
- CLOSE TO AN ARRAY OF AMENITIES
- NO UPWARD CHAIN
- OFF ROAD PARKING
- LARGE GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX A

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GUIDE PRICE £170,000 - £180,000 ,NO UPWARD CHAIN , Nestled on Hawthorn Road in the charming area of High Green, Sheffield, this delightful house presents an excellent opportunity for first-time buyers or those seeking a spacious family home. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The house features a generous reception room, perfect for entertaining guests or enjoying quiet family evenings.

One of the standout features of this home is the two bathrooms, providing convenience for busy households. The property is designed with a spacious layout, allowing for a seamless flow between rooms, making it ideal for both relaxation and social gatherings.

Outside, you will find a large garden that offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. The off-road parking accommodates two vehicles, ensuring that you and your guests have easy access without the hassle of street parking.

Briefly comprising entrance hallway, downstairs W/C , kitchen ,living room/ dining , two double sized bedrooms and one single and wetroom.

This house is a fantastic starter home, ready for you to put your own stamp on it and make it truly yours. With its spacious interiors and potential for personalisation, this property is not to be missed. Embrace the opportunity to create your dream home in a lovely neighbourhood.



## ENTRANCE HALLWAY

Through a uPVC door leads into the entrance hall, a great cloakroom space, also comprising wall mounted radiator, doors leading into the living room and stairs rising to first floor.

## KITCHEN

11'2 x 11'2 (3.40m x 3.40m)

A fresh white kitchen hosting an array of white wall and base units offering plenty of storage space, contrasting laminate quartz effect work surfaces, inset white one and half sink and drainer with matching mixer tap, under counter space and plumbing for washing machine, space for fridge freezer, space for dishwasher, black electric hob, electric oven and built in extractor above, tiled flooring, two uPVC windows and door leading into the conservatory.

## DOWNSTAIRS W/C

A handy addition to any busy household, comprising fully tiled in monochrome, low flush WC, wall mounted chrome towel rail and frosted UPVC window.

## LIVING ROOM

18'1 x 14'1 (5.51m x 4.29m)

A spacious living area, comprising wall mounted radiator, grey laminate flooring, aerial point, and dual aspect uPVC windows.

## STORAGE

8'2 x 4'11 (2.49m x 1.50m)

Additional space to use as you wish potential to create a utility room and comprising frosted Upvc window.

## MASTER BEDROOM

14'5 x 11'2 (4.39m x 3.40m)

A large double bedroom comprising large built in storage cupboard, aerial point, wall mounted radiator, ceiling fan and rear facing uPVC window.

## BEDROOM 2

11'6 x 9'10 (3.51m x 3.00m)

A further good sized double bedroom comprising light wood laminate flooring, white built in

wardrobes and draws also built in storage cupboard, rear facing Upvc window and wall mounted radiator.

## BEDROOM 3

10'10 x 6'7 (3.30m x 2.01m)

A further good sized single bedroom, wall mounted radiator, laminate flooring and front facing uPVC window.

## BATHROOM

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

A fresh, non slip wet room, fully tiled in white, hosting a chrome shower, white pedestal sink, low flush WC, wall mounted radiator, extractor fan and frosted uPVC window.

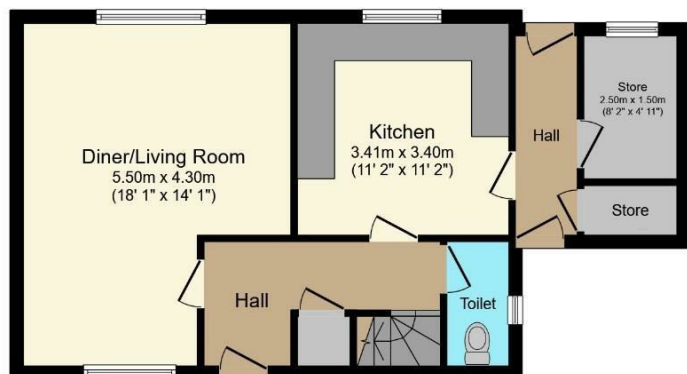
## EXTERIOR

The front of the property boasts great kerb appeal with a neat lawn and privet, long driveway offering off road parking for at least two cars. To the rear of the property is a fully enclosed, sun drenched garden mainly laid to lawn area perfect for entertaining in the summer months and outside tap.

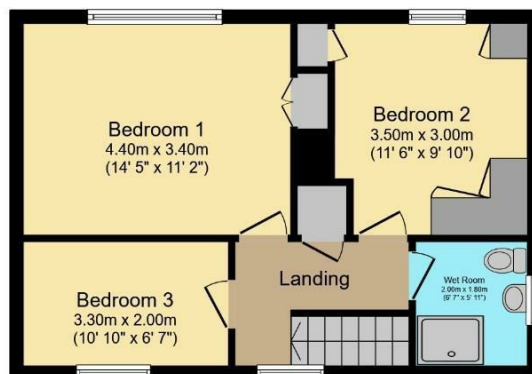
## LANDING

Comprising loft hatch, storage cupboard with wall mounted boiler, uPVC window and doors leading to all bedrooms and bathroom.

## Floorplan



**Ground Floor**  
Floor area 51.5 sq.m. (555 sq.ft.)



**First Floor**  
Floor area 44.5 sq.m. (479 sq.ft.)

**Total floor area: 96.1 sq.m. (1,034 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)



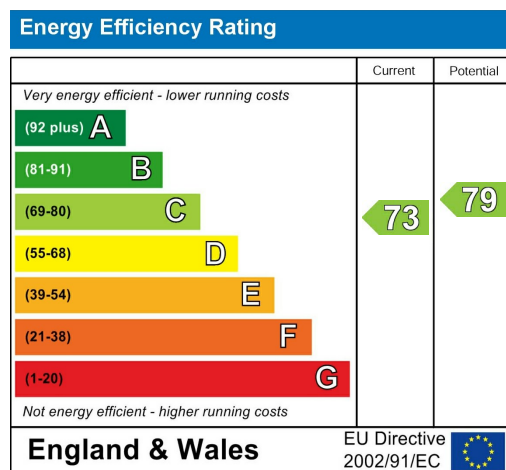








## Energy Efficiency Graph

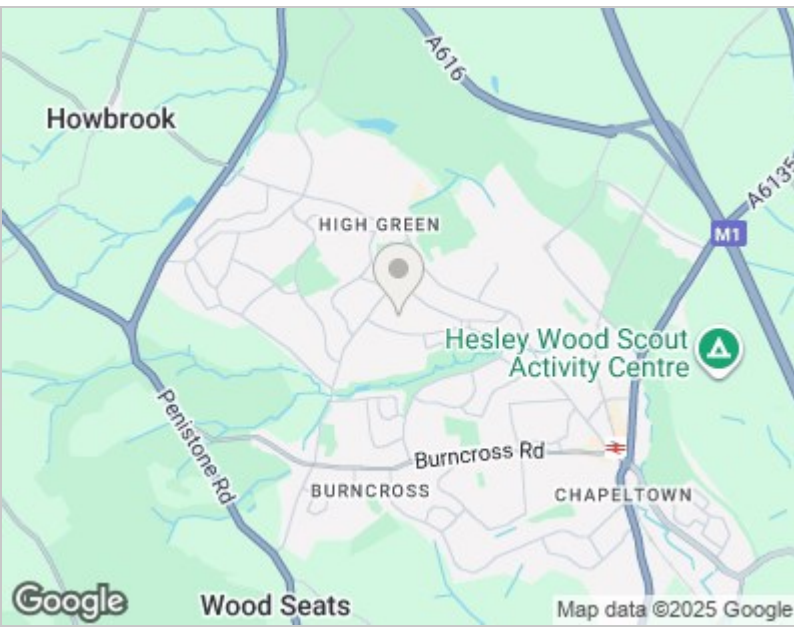


## Viewing

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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