

Marketing Preview



77 Hall Road, Handsworth, Sheffield, S13 9AH

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



SUMMARY

A fabulous opportunity for first-time buyers or those looking to downsize. This two double bedroom mid-terrace property benefits from a deceptively large private rear garden, modern kitchen, and stylish bathroom. Situated in a sought-after area close to a wide range of local amenities and with excellent access to the Parkway, this home is perfect for convenient everyday living.

A useful hallway provides access to the stairs rising to the first floor and a door leading into the lounge, which features a feature fireplace and a window to the front. To the rear is the kitchen/diner, benefitting from an understairs storage cupboard and access to the rear garden.

Stairs rise to the first floor, offering a generous double bedroom to the front, a further double bedroom to the rear, and the family bathroom.

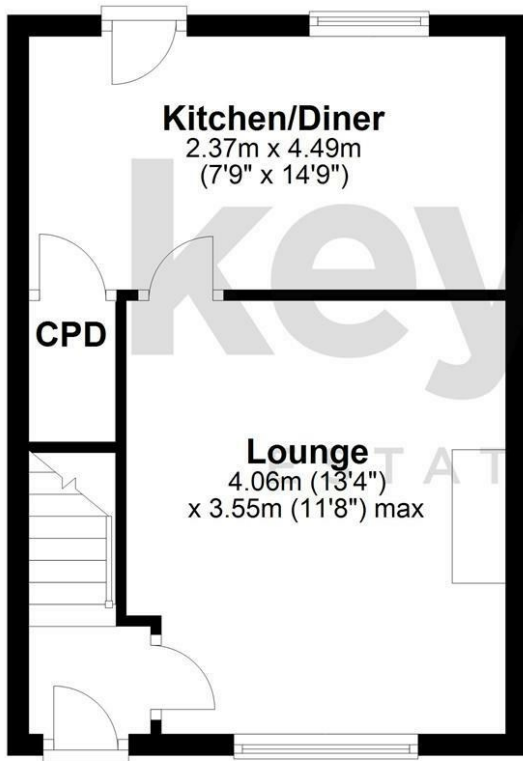
To the front of the property is a low-maintenance garden area with slate chippings and established shrubbery. To the rear is a generously sized garden with shared access for neighbouring properties, featuring a decked seating area, large lawn, second decking area, brick-built outhouse, and mature shrubbery.

PROPERTY DETAILS

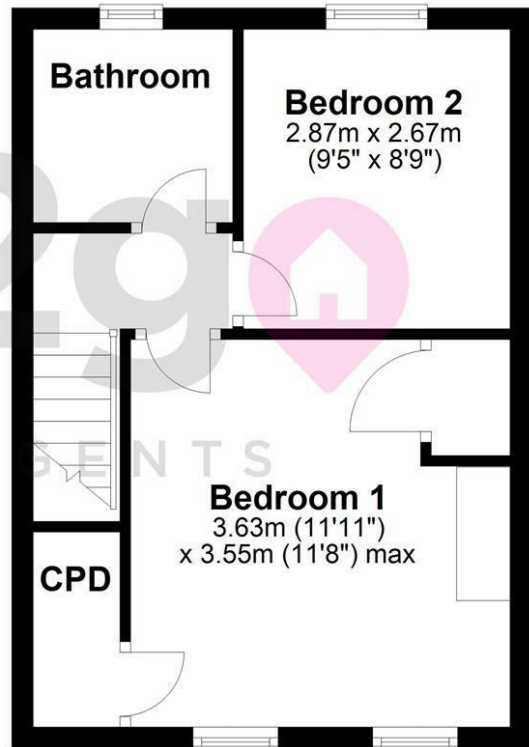
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

