



## 34 Elvaston Way, Sheffield, S2 1AP

Welcome to Simple Life's Prince's Gardens. Prince's Gardens is situated only 2.5 miles away from Sheffield city centre. 0.25 miles away, there is a regular tram and bus service from Manor Top to Sheffield, with one or the other leaving every 5 minutes. The A57 is just over a mile away, giving easy access to the M1.

Split across three floors, the Hawthorn is a very popular home with growing families. The Hawthorn offers plenty of space with a large living room, French windows leading to your private back garden and a large open-plan kitchen/dining room.

The first floor features two double bedrooms with a family bathroom, complete with both a bath and shower. At the end of the hall you will find a door opening on to a separate lobby area (often used as a small office). This leads on to a very desirable master bedroom and en-suite bathroom on the second floor, offering a peaceful haven for the adults.

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge Freezer
- Washing/drying machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden

**£1,050 PCM**

