



Hereward Road Sheffield S5 7UA
Guide Price £230,000

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GUIDE PRICE £230,000-£240,000 *FREEHOLD* Situated within a cul-de-sac, this extended four-bedroom semi-detached home enjoys attractive views and a south-west facing rear garden. The property is complemented by a driveway providing off-road parking and a detached garage. Further benefits include uPVC double glazing, gas central heating and engineered oak flooring throughout the ground floor. The main roof was replaced approximately three to four years ago, while the flat roof has recently been renewed.

The accommodation is entered via a uPVC front door into an entrance hall, which leads through to a well-proportioned lounge featuring an attractive bay window and a cast-iron multi-fuel stove, creating an appealing focal point to the room. The extended kitchen/dining room and garden room, providing an open-plan space for both everyday family living and entertaining. The kitchen was replaced approximately three years ago and is fitted with a stylish range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, microwave, fridge freezer and dishwasher. A large window allows an abundance of natural light into the room, while a uPVC side entrance door provides convenient external access. Completing the ground-floor accommodation is a useful downstairs WC and utility room with plumbing for a washing machine.

To the first floor are four bedrooms and the bathroom. The principal double bedroom is positioned to the front and features a bay window, fitted wardrobes and a cast-iron feature fireplace. The second double bedroom overlooks the rear and also benefits from fitted wardrobes, while bedroom three is positioned to the front. Bedroom four provides a versatile space that would be equally well suited as a nursery/study. The family bathroom is fitted with a four-piece suite comprising a walk-in shower, bath, WC and wash basin.

Pull-down ladders provide access to a fully boarded loft space.

- EXTENDED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME
- SITUATED IN A QUIET CUL-DE-SAC
- SOUTH-WEST FACING REAR GARDEN
- EXTENDED KITCHEN/DINER & GARDEN ROOM
- LOUNGE WITH BAY WINDOW & MULTI-FUEL STOVE
- PRINCIPAL BEDROOM WITH FITTED WARDROBES & FEATURE FIREPLACE
- FOUR-PIECE FAMILY BATHROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING & DETACHED GARAGE
- FULLY BOARDED LOFT PROVIDING USEFUL STORAGE
- RECENTLY RENEWED MAIN & FLAT ROOFS





OUTSIDE

To the front is a driveway providing off-road parking. Garage and garden shed. To the rear is a south-west facing, good sized garden which has a lawn.

LOCATION

Hereward Road is situated within a well-established residential area of Sheffield, offering convenient access to a wide range of everyday amenities, schools and transport links. The location is well suited to families, first-time buyers and investors alike, with local shops and services within easy reach.

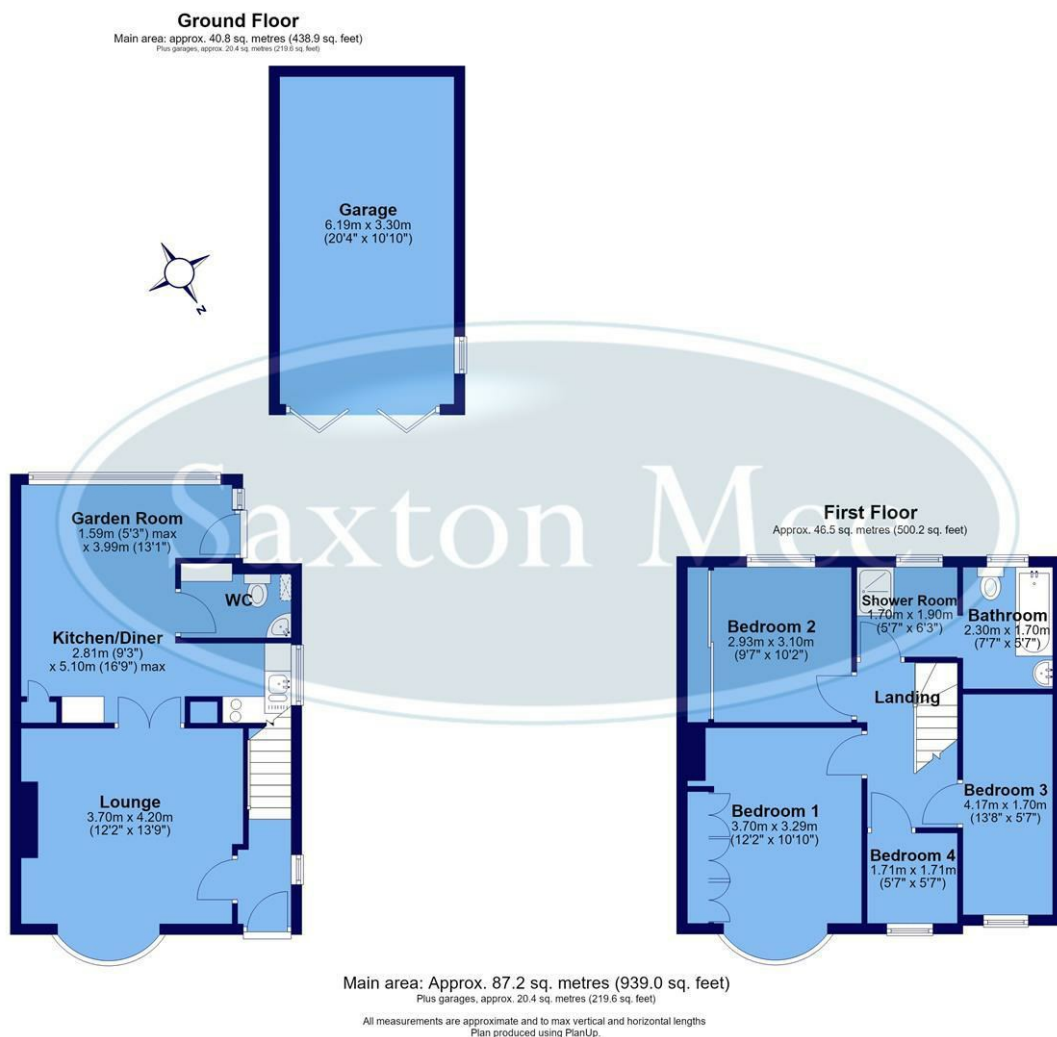
The area benefits from good road and public transport connections, providing straightforward access to Sheffield city centre and surrounding districts. Nearby green spaces and recreational facilities also offer opportunities for walking, leisure and outdoor activities.

MATERIAL INFORMATION

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

