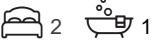




# 286 Hall Road

, Sheffield, S9 4AG

Guide price £115,000







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, Sheffield, S9 4AG

# Guide price £115,000







GUIDE PRICE £115,000-£125,000 NO CHAIN! IDEAL FOR FIRST TIME BUYERS OR INVESTORS!

This two bedroom end terrace property includes, entrance hallway, lounge, kitchen, two bedrooms, wet room, front and rear gardens.

Situated in the popular residential area of Handsworth, amenities such as supermarkets, doctors, schools, independent stores, restaurants and pubs are all close by. The motorway links are a short drive away along with the parkway providing access to Sheffield and Rotherham.

FREEHOLD COUNCIL TAX BAND A

Tel: 01226610606

#### **Entrance Hallway**

External door into the hallway. Doors into the kitchen and lounge. Stairs to the first floor landing. Built in storage cupboard.

### Lounge

Dual aspect windows. Feature fireplace with fire. Space for a dining table and chairs as well as sofa.

#### Kitchen

Wall and base units with space for oven, washing machine, fridge freezer, sink with drainer. Rear facing window and external door onto the garden.

#### **Bedroom One**

Front facing window. Space for a double bed and wardrobe.

#### **Bedroom Two**

Rear facing window. Space for a bed and wardrobe. Door into office space/ storage.

# Office area / Storage

Rear facing window. Built in storage cupboard. Space for a desk or cot.

#### **Shower Room**

WC, pedestal sink and shower. Front facing window.









#### Exterior

To the front of the property there is a slated area and gate leading to the rear of the property. There is a lawn and patio to the rear with space for a shed.

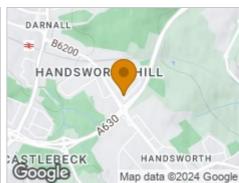
## **Road Map**

# Handsworth Aller Lin Map data ©2024 Google

# **Hybrid Map**



## **Terrain Map**



#### Floor Plan



# First Floor Approx. 29.9 sq. metres (322.3 sq. feet)



#### Total area: approx. 59.8 sq. metres (643.5 sq. feet)

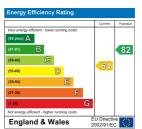
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

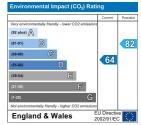
Plan produced using PlanUp.

# **Viewing**

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.