



286 Hall Road

, Sheffield, S9 4AG

**Guide price £115,000**



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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

### 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

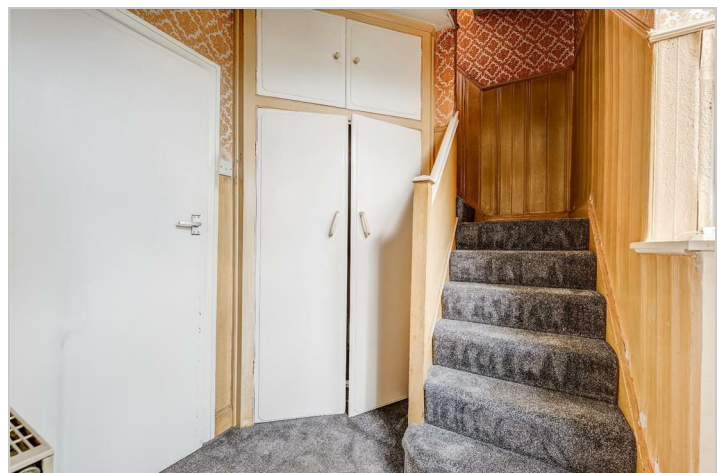
Rear facing window. Built in storage cupboard. Space for a desk or cot.

### Shower Room

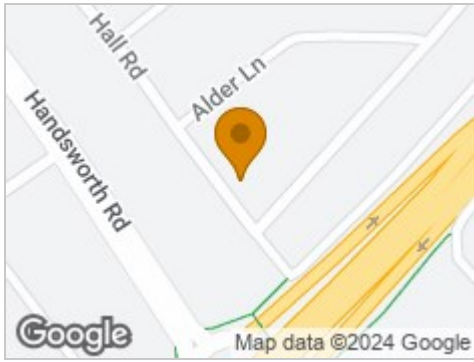
WC, pedestal sink and shower. Front facing window.

### 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.



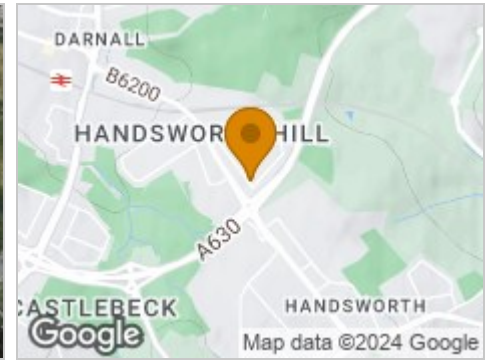
## Road Map



## Hybrid Map



## Terrain Map



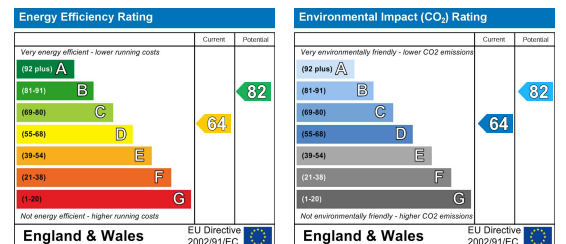
## Floor Plan



## 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



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