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**morfittsmith**

**Angram Road,  
High Green,  
Sheffield,  
S35 4GD**



**A charming example of a family home in High Green: Angram Road.**

This smart 3-bed features attractive living space and luscious front and rear gardens.





### Time to explore.

Angram Road can be found in High Green, the northernmost suburb of Sheffield. This is a delightful community with a welcoming atmosphere and a great deal to recommend it. Firstly, it is a highly accessible area. High Green is tucked away in between the A61 and the M1, with Chapeltown Station just a few minutes away, affording its residents the whole city and beyond at their fingertips. This makes Angram Road exceptionally convenient for commuting or doing the school run. There is also a vast array of natural beauty in the local area. For landscaped greenery, there is Mortomley Park and the Tankersley Park Golf Course for you to enjoy. For natural beauty, Westwood Country Park and the beautiful Blackburn Brook are within easy reach. The ready availability of these gorgeous spots gives you the freedom to escape the urban sprawl without sacrificing the conveniences of city living. There are also a range of charming local amenities, including reputable schools, practical supermarkets, sports facilities, and lovely local businesses.

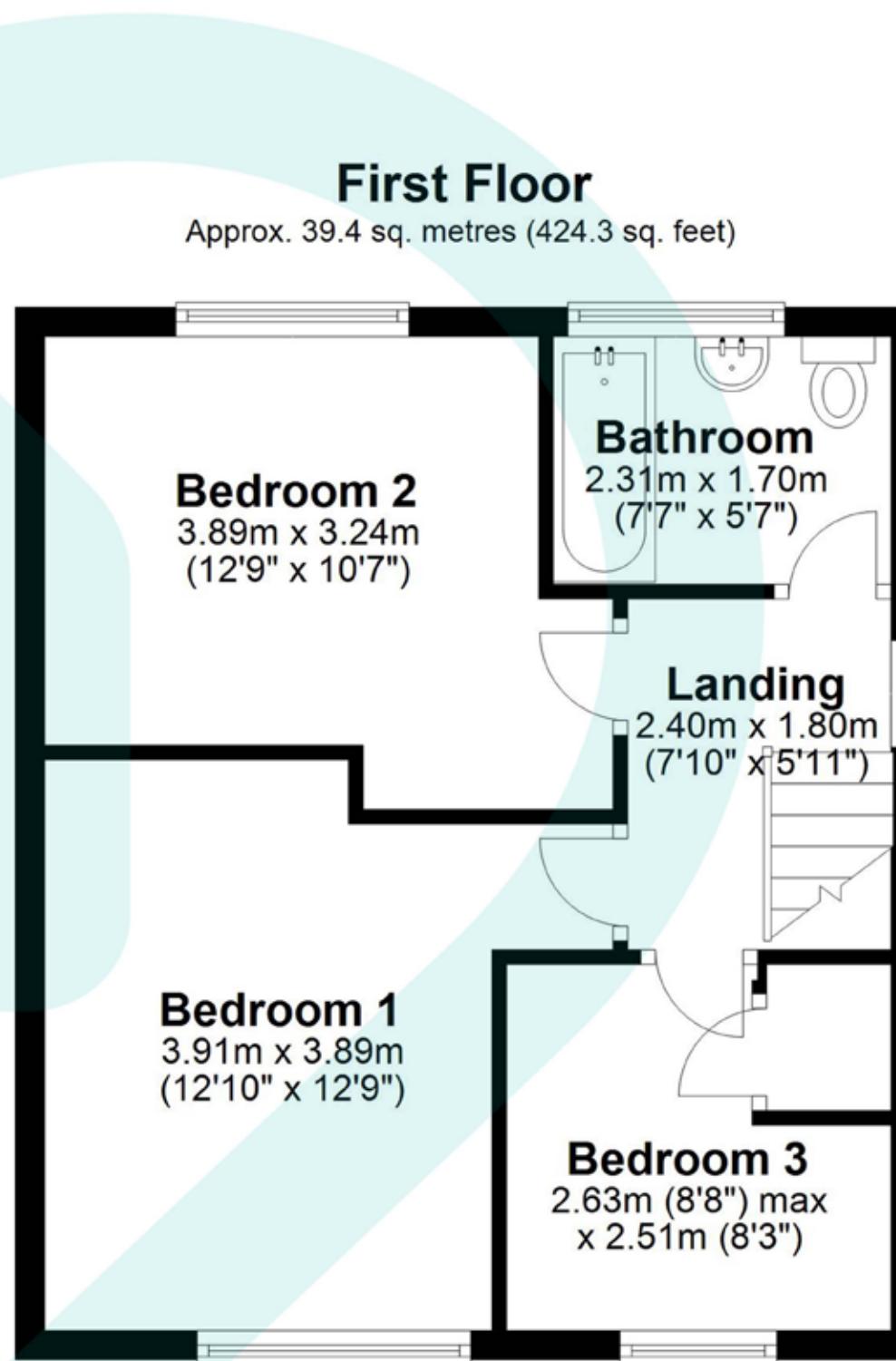
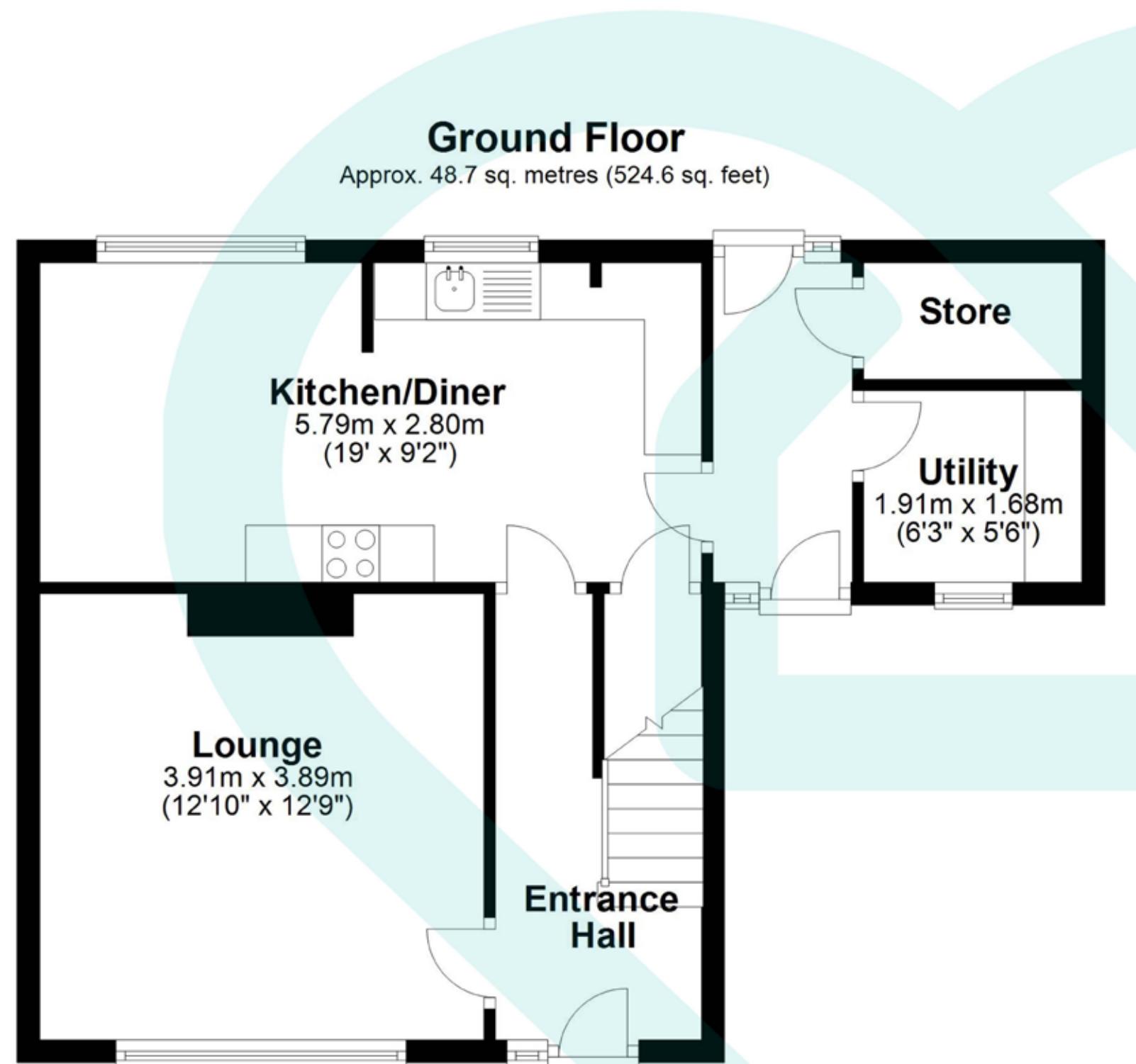
## Step inside your new home.

You enter via the hall with stairs leading up to the first floor. To your left is a generous lounge, boasting tasteful neutral décor and ample room for comfy seating. This room is only accessible via the hall, affording it the benefits of a peaceful snug without compromising on its size. The kitchen/diner lies at the end of the hall, a generous full width environment with enviable under-stairs storage that would make the perfect pantry. There is an ample dining area at one end and a sleek fitted kitchen at the other, creating a lovely social atmosphere for hosting or household meals. The kitchen leads round to additional fitted storage and a dedicated utility space with abundant worktop space, perfect for housing your white goods. The rear garden is a verdant expanse framed by a gravel courtyard. This is a superb environment for playing children or simply relaxing on a warm day. Back inside, the first floor boasts three bedrooms and the family bathroom. Bedrooms 1 and 2 are extensive doubles, whereas bedroom 3 is a charming single, ideal for a child's bedroom or perhaps a home office. The family bathroom contains a sleek three-piece suite with a handy towel radiator and shower above the bath.





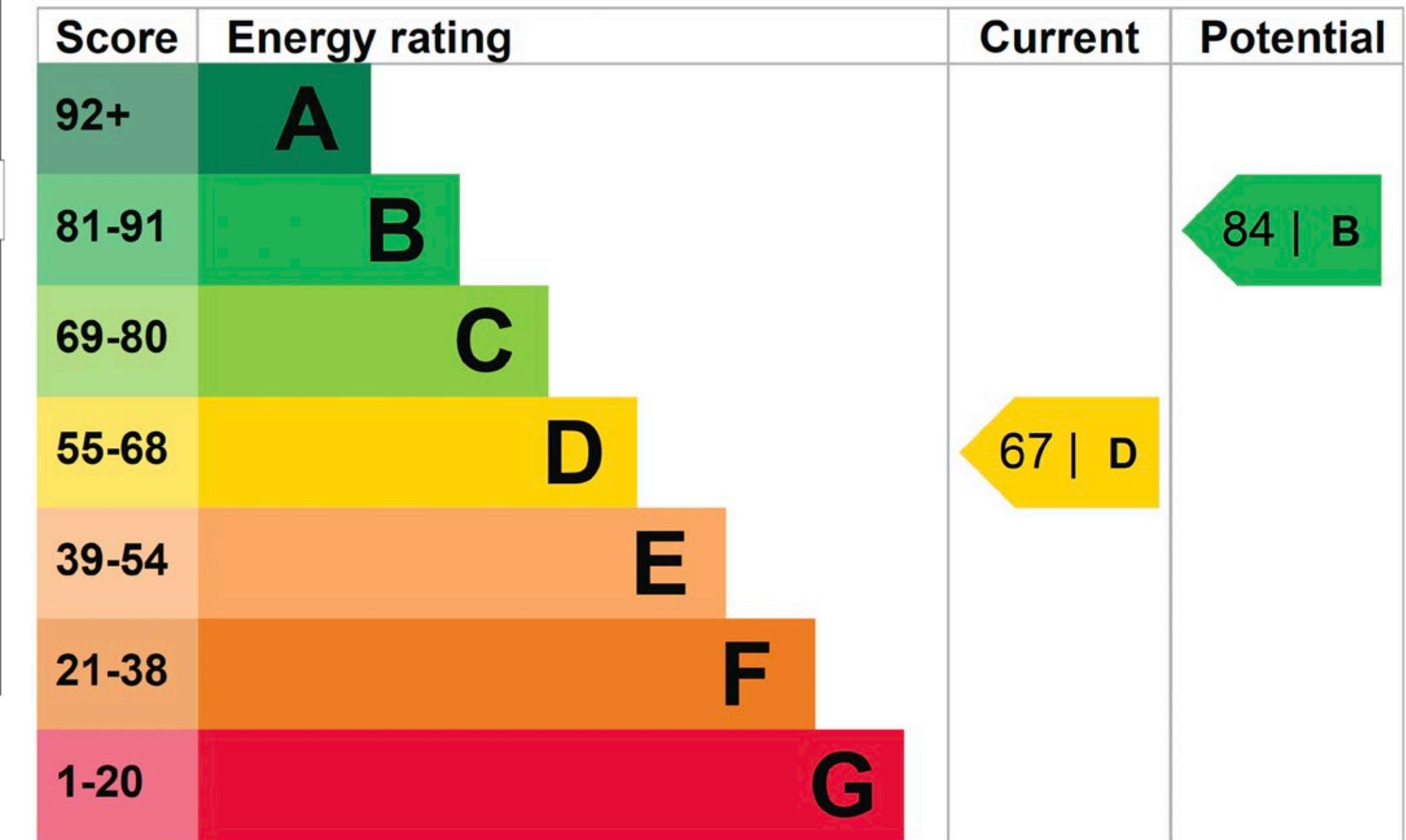




Total area: approx. 88.2 sq. metres (948.9 sq. feet)

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement.

We always recommend viewing in person to confirm the exact floor





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