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Halliwell Close,
Southey Green,
Sheffield,
S5 8LW



A beautifully presented 2-bed in the charming community of Southey Green: Halliwell Close.

Featuring a generous driveway to the front and a luscious garden to the rear, this family home is sure to impress.





Time to explore.

You will find Halliwell Close nestled in the charming community of Southey Green to the north of Sheffield city centre. It is a great base of operations for a host of reasons, such as the excellent connections on offer. Halliwell Close lies just minutes from Halifax Road (A61) and Herries Road (A6102), affording you easy access to popular communities like Hillsborough with its abundant amenities. From here you are also ideally placed for accessing the Kilner Way Retail Park, granting you even more conveniences. These include plenty of high street shops, restaurants, the Hillsborough Leisure Centre, and fantastic public transport links via bus and SuperTram, taking you right into the heart of the city centre and beyond. You are also spoiled for choice of scenic natural beauty with Cookson Park and Scraith Wood both within easy reach. Having this stunning greenery right on your doorstep means you are never short of a retreat into nature. With a generous driveway located at the front of the home, Halliwell Close has a great deal to recommend it.

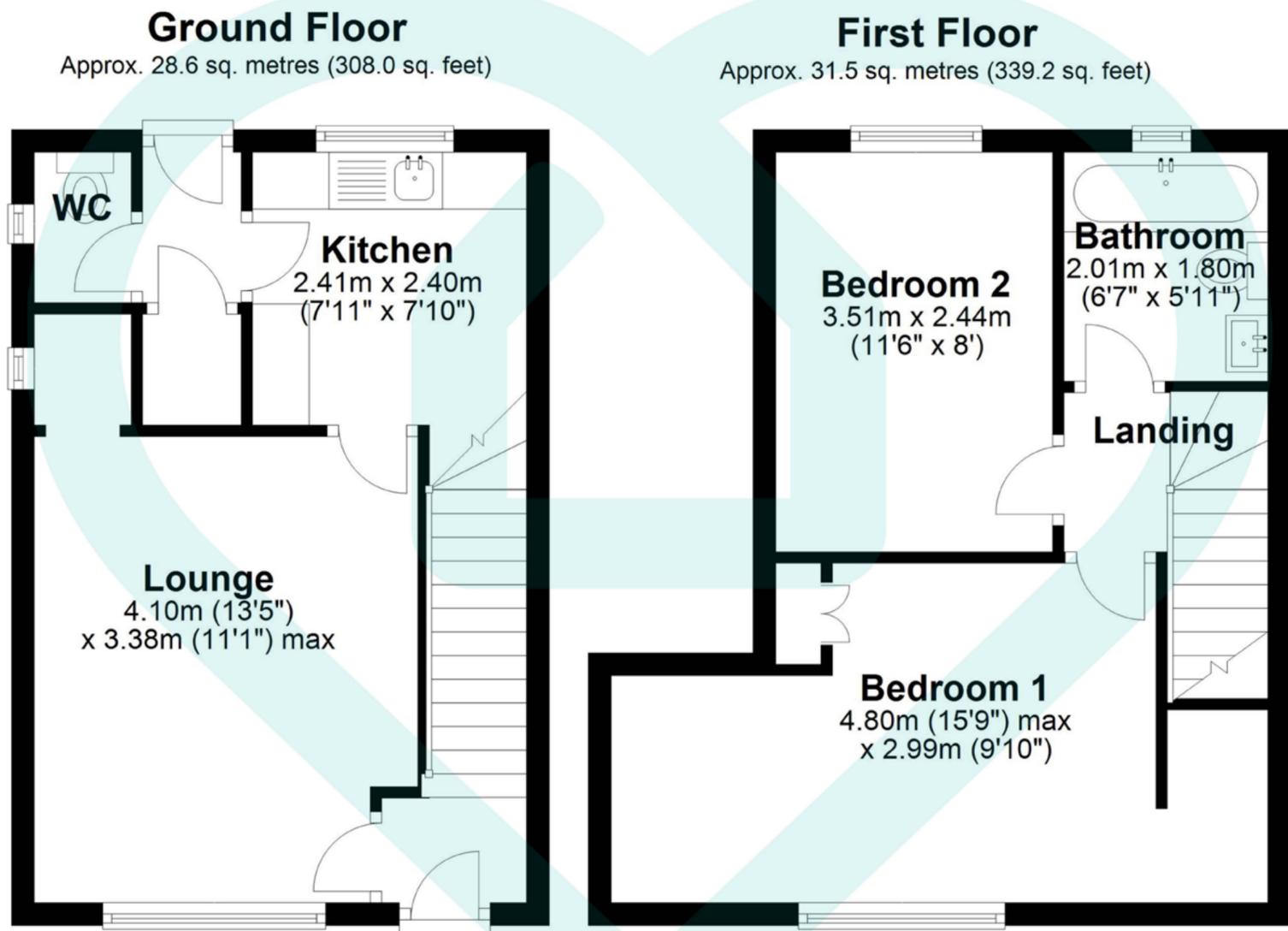
Step inside your new home.

You enter Halliwell Close through a hallway with stairs leading up to the first floor. To the left you enter the generous lounge, boasting lots of ambient lighting, attractive modern décor, and plenty of room for comfy seating and entertainments. The separation from the hallway creates an enviable sense of peace and privacy in the home, ideal for relaxing in the evenings. This leads through to the kitchen, featuring plenty of worktop and cupboards for meal prep, and space for white goods. From here you can access the rear hall with fitted storage and a practical WC leading off it. The particular layout of this property lends it the potential to expand the kitchen/diner right across the rear of the property. The garden at Halliwell Close is a delightful expanse of lawn and stone-flagged patio, perfect for outdoor dining and playing children. This is an ideal spot to relax on a sunny day. Back inside, the first floor is home to two double bedrooms and the family bathroom. Both bedrooms features attractive décor, with bedroom 1 especially generous in scale thanks to the space over the ginnel. It even has a handy alcove perfect for a desk or a dressing table. The bathroom is an immaculate three-piece suite with modern tiling, under-sink storage, a halo mirror, and a practical shower over the bath.









Total area: approx. 60.1 sq. metres (647.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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