



35 Halsall Drive | Sheffield | S9 4JE

Guide Price £160,000 to £170,000

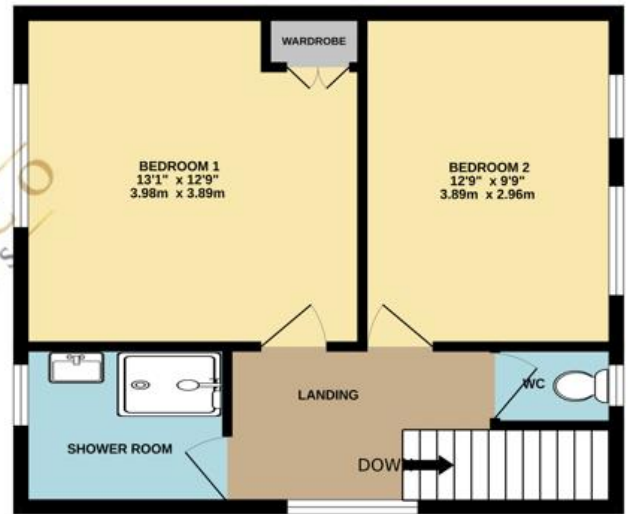
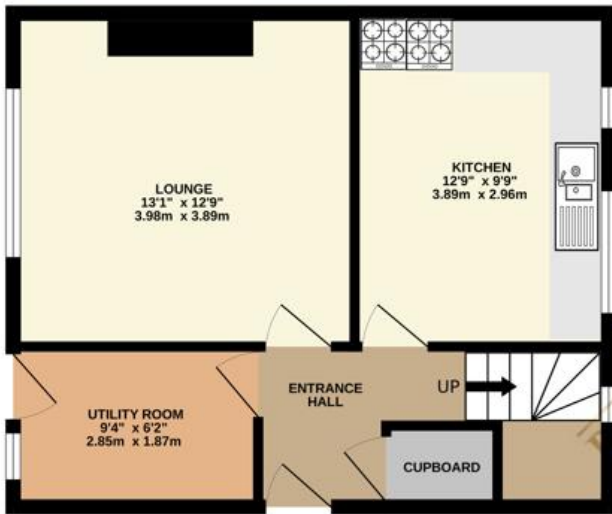
Bell & Co Estates are delighted to present this Two Bedroom End Terraced home in Sheffield. If you are looking for a home to move straight into then this is the one for you. In brief the property comprises of Entrance Hallway with store cupboard and providing access to the rear facing cosy Lounge with stunning media wall with electric fire, Dining Kitchen with modern cabinets and appliances and large Utility space with door providing access to the rear garden. To the upstairs are two double Bedrooms both with fitted wardrobe's, Modern Shower Room and separate WC. To the front there is off road parking leading to a side gate providing access to the rear low maintenance enclosed garden with newly fitted fence, Summerhouse which is currently being used as a Bar and Detached Garage. This would make a perfect first home or investment opportunity. Close to local amenities and transport links this home is in a prime location.

- End Terrace
- A great first home or investment property
- Cosy Lounge with Media Wall
- Dining Kitchen
- Shower Room
- Two Double Bedrooms
- Off Road Parking
- Enclosed Rear & Side Garden



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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35, Halsall Drive
SHEFFIELD
S9 4JE

Energy rating

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Valid until
11 May 2025

Certificate number
0131-2852-7756-9995-2651

Property type End-terrace house

Total floor area 82 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements