

WHITEHORNES

Buy. Sell. Let. Relax!



40 HANDSWORTH GRANGE ROAD | HANDSWORTH | SHEFFIELD | S13 9HE

OIRO £220,000

WHITEHORNES

Buy. Sell. Let. Relax!

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Sheffield S8 0SF

786 Chesterfield Road

Woodseats Office

0114 2688533

Sheffield S11 8TR

952 Ecclesall Road

Banner Cross Office

www.whitehornes.com

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Ground Floor

Approx. 50.3 sq. metres (541.1 sq. feet)

Lounge

5.20m x 3.20m (17'1" x 10'6")

Kitchen

3.21m (10'6") max x 4.00m (13'1")

Utility

3.21m x 1.61m (10'6" x 5'3")

WC

1.06m x 0.53m (3'5" x 1'8")

Entrance

Hall

Bedroom 3

3.21m x 3.03m (10'6" x 9'11")

Bedroom 2

3.21m x 2.82m (10'6" x 9'3")

Bedroom 1

5.20m x 3.20m (17'1" x 10'6")

Bathroom

3.12m x 2.78m (10'3" x 9'1")

Landings

First Floor

Approx. 50.3 sq. metres (541.1 sq. feet)

Bedroom 3

3.21m x 3.03m (10'6" x 9'11")

Bedroom 2

3.21m x 2.82m (10'6" x 9'3")

Bedroom 1

5.20m x 3.20m (17'1" x 10'6")

Bathroom

3.12m x 2.78m (10'3" x 9'1")

Landings

Total area: approx. 100.5 sq. metres (1082.2 sq. feet)

All measurements are approximate

Plan produced using PlanUp.

Energy Efficiency Rating

EU Directive 2002/91/EC

England & Wales

WWW.EPC4U.COM

Very energy efficient - lower running costs

Not energy efficient - higher running costs

A

B

C

D

E

F

G

(92+)

(81-91)

(69-80)

(55-68)

(39-54)

(21-38)

(1-20)

84

68

Potential

Current

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



40 Handsworth Grange Road | Handsworth | Sheffield | S13 9HE Property Tenure: Freehold

Only on a detailed internal inspection can the lucky buyer truly appreciate the standard of accommodation on offer in this stylish three double bedroomed extended semi-detached family home. Located in the heart of this popular suburb with easy access to a wealth of local amenities as well as unrivalled transport links and local reputable schools. This property has been finished throughout to the very highest of standards and would suit first time buyers and families alike. Briefly consists of entrance hallway, lounge, well appointed kitchen/dining room, study, downstairs WC, three double bedrooms and family bathroom. Outside is a private family friendly rear garden and to the front is hard standing off road parking.



PROPERTY FEATURES

- THREE DOUBLE BEDROOMS
- EXTENDED SEMI-DETACHED HOME
- NO EXPENSE SPARED
- REPUTABLE LOCAL SCHOOLS
- PRIVATE GARDEN
- OFF ROAD PARKING
- GREAT FOR FIRST TIME BUYERS
- EXCELLENT TRANSPORT LINKS
- LARGE KITCHEN DINING ROOM
- FREEHOLD COUNCIL TAX BAND A

**OFFERS IN THE REGION OF;
£220,000**

