



**Harrison Road**

Sheffield, WS4 1AU

**£220,000**

**ficorns & co**  
ESTATE AGENTS

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**FOR SALE**





# Harrison Road, Shelfield, WS4 1AU

We are pleased to offer For Sale this Three Bedroom Semi Detached Property, situated in a popular residential location, close to local amenities, reputable schools and with excellent transport links. This corner plot property briefly comprises; gated block paved off road parking, an extended entrance porch, entrance hallway, lounge, kitchen, dining room, separate utility, first floor landing, three bedrooms, and a recently re-fitted bathroom. With a rear patio and garden laid to lawn, and a side garage. The property also benefits from gas central heating, UPVC double glazing and NO UPWARD CHAIN.

## **Approach:**

The property is approached via cast iron gates, offering vehicular access onto a block paved driveway offering ample off road parking, with a low maintenance front garden, and a UPVC double glazed sliding door into;

## **Entrance Porch: 1.94m (6' 4") x 0.93m (3' 1")**

With a ceramic tiled floor, a wall mounted light point, and a further door into;

## **Entrance Hallway: 3.43m (11' 3") x 1.94m (6' 4")**

With a staircase to first floor accommodation, laminate flooring, a useful under stairs storage cupboard, a wall mounted single panel radiator, a ceiling light point, and doors off to;

## **Lounge: 4.40m (14' 5") x 3.46m (11' 4")**

With a UPVC double glazed window to front elevation, laminate flooring, a fireplace with a tiled surround, a stone brick effect and wooden surround, a wall mounted double panel radiator, coving, and three wall mounted light point.

## **Dining Room: 3.77m (12' 4") x 2.75m (9' 0")**

With a UPVC double glazed window to rear elevation, a ceramic tiled floor, a wall mounted double panel radiator, coving, and two ceiling mounted light points.

## **Kitchen: 2.57m (8' 5") x 2.75m (9' 0")**

With a range of wall mounted cupboards and base units, with a roll top work surface over, incorporating a stainless steel sink unit with drainer and mixer taps over, space and electric point for cooker, with an extractor hood over, complimentary splash back tiling, ceramic tiled flooring, a UPVC window to side elevation, a UPVC double glazed door to rear elevation leading to garden, and two ceiling light points.

## **Utility Room: 3.10m (10' 2") x 1.67m (5' 6")**

With a UPVC window to rear elevation, space and plumbing for a washing machine, a vent for dryer, a ceramic tiled floor, a door leading to garage, and a ceiling light point.

## **First Floor Landing:**

With a UPVC double glazed window to side elevation, an airing cupboard off, a loft access giving access to an insulated loft void, a ceiling light point, and doors off to;

## **Bedroom 1: 3.77m (12' 4") x 3.43m (11' 3")**

With a UPVC double glazed window to front elevation, a built in wardrobe with a sliding mirrored door, a wall mounted single panel radiator, coving, a wall mounted ceiling light point, and a ceiling light point.

## **Bedroom 2: 3.77m (12' 4") x 2.75m (9' 0")**

With a UPVC double glazed window to rear elevation, fitted wardrobes, with mirrored sliding doors, a wall mounted single panel radiator, and two wall mounted light points.

## **Bedroom 3: 2.57m (8' 5") x 2.45m (8' 0")**

With a UPVC double glazed window to front elevation, laminate flooring, a wall mounted single panel radiator, and two wall mounted light points.

## **Family Bathroom:**

A recently fitted suite comprising of a walk in shower cubicle with a glass shower screen and a wall mounted electric shower, a wall mounted wash hand basin inset into a vanity unit, PVC splash backs, laminate flooring, a wall mounted mirror, a wall mounted double panel radiator, a UPVC frosted double glazed window to side, an extractor fan and a ceiling light point.

## **Separate W.C.:**

With a modern low level flush W.C., a UPVC double glazed frosted window to rear elevation, PCV splash backs, laminate flooring, and a ceiling light point.

## **Rear Patio:**

With a paved patio area for al fresco entertainment, leading onto;

## **Rear Garden:**

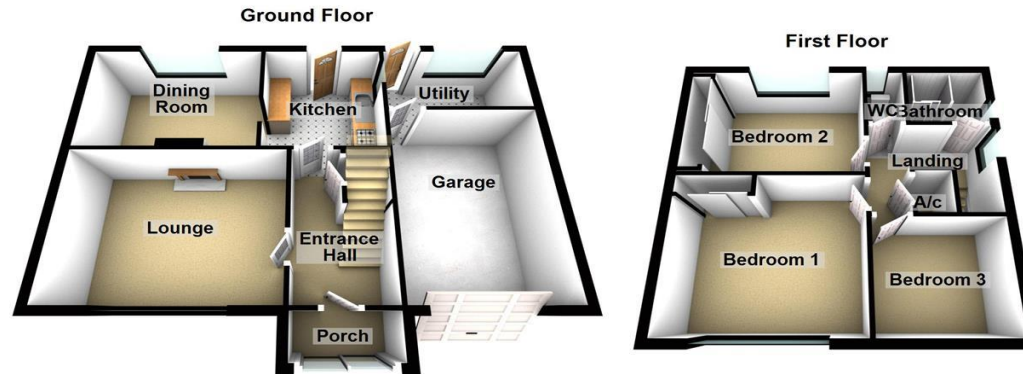
With a garden mainly laid to lawn, a side paved hardstanding for a shed, borders with mature shrubs, a secure side gate, a rear morning sun decked area, and enclosed within a fenced perimeter.

**Side Garage: 4.51m (14' 10") x 3.10m (10' 2")**

With an up and over door to front elevation, a wall mounted Worcester Bosch gas central heating boiler, and a ceiling light point.

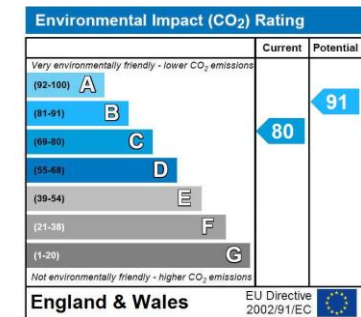
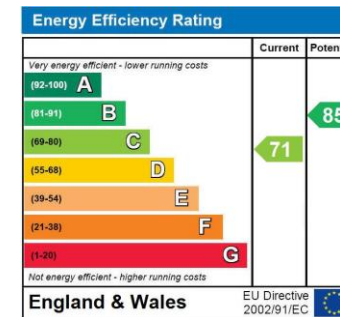
**Tenure:**

We are informed by the Vendors that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



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