



109 Hangingwater Road, Nether Green, Sheffield, S11 7ER

Saxton Mee



# 109 Hangingwater Road

## Nether Green

Guide Price

# £325,000

Guide Price £325,000 to £350,000

This charming 3-bedroom terrace property, located on Hangingwater Road, is ideally situated close to the shops on Oakbrook Road and offers easy access to Bingham Park and Whiteley Woods. The property is also within reach of highly regarded schools, making it a great location for families.

The ground floor features a spacious living room with a cosy log burner, perfect for relaxing during colder months. The separate dining room, with built-in Victorian cupboards in the alcoves, opens into the stylish kitchen extension. The kitchen itself is beautifully fitted, offering a generous space for cooking and dining, and it seamlessly leads into the conservatory, which enjoys lovely views of the larger-than-average garden. The property also benefits from a tanked cellar, providing a flexible space which is great for use as office/gym/playroom or bonus storage.

The first floor includes two good-sized bedrooms and a well-appointed family bathroom with a classic white suite. The second floor is home to a wonderful, bright master bedroom that enjoys an abundance of natural light and storage.

Outside, the garden is mainly laid to lawn and flower borders, creating a peaceful space for relaxation or outdoor entertaining.

With its sought-after location, characterful features, and ample outdoor space, this property is an excellent choice for those looking for a comfortable family home.

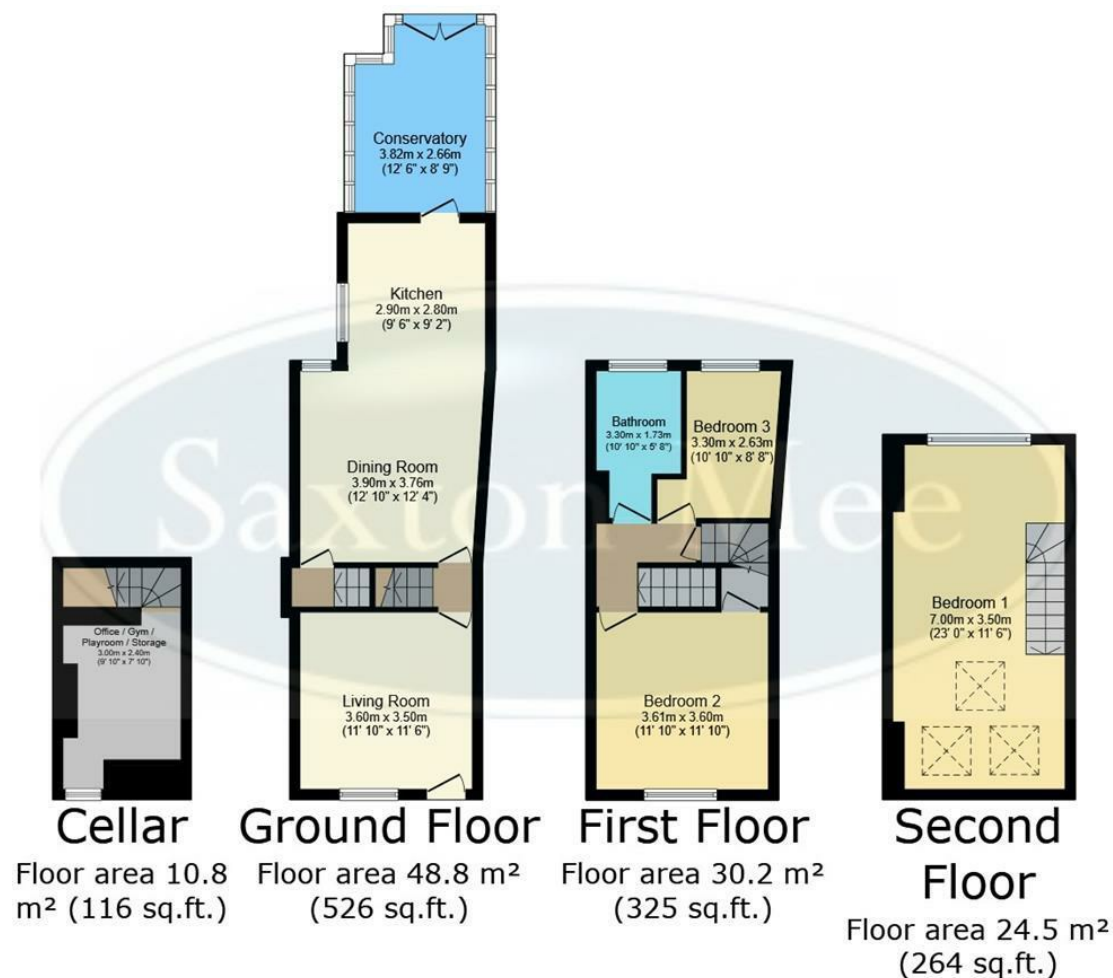


- Three Bedroom Terrace In Popular Sought Ater Location Of Nether Green
- Living Room With Log Burner
- Generously Sized And Well Fitted Kitchen Extension
- Conservatory Leading Out Onto Larger Than Average Garden
- Second Floor Master Bedroom
- Family Bathroom
- Highly Regarded Schools Nearby
- Close To Excellent Shops, Restaurants And Other Local Amenities
- Freehold
- Viewing Via Banner Cross Office









**TOTAL: 114.4 m<sup>2</sup> (1,231 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

