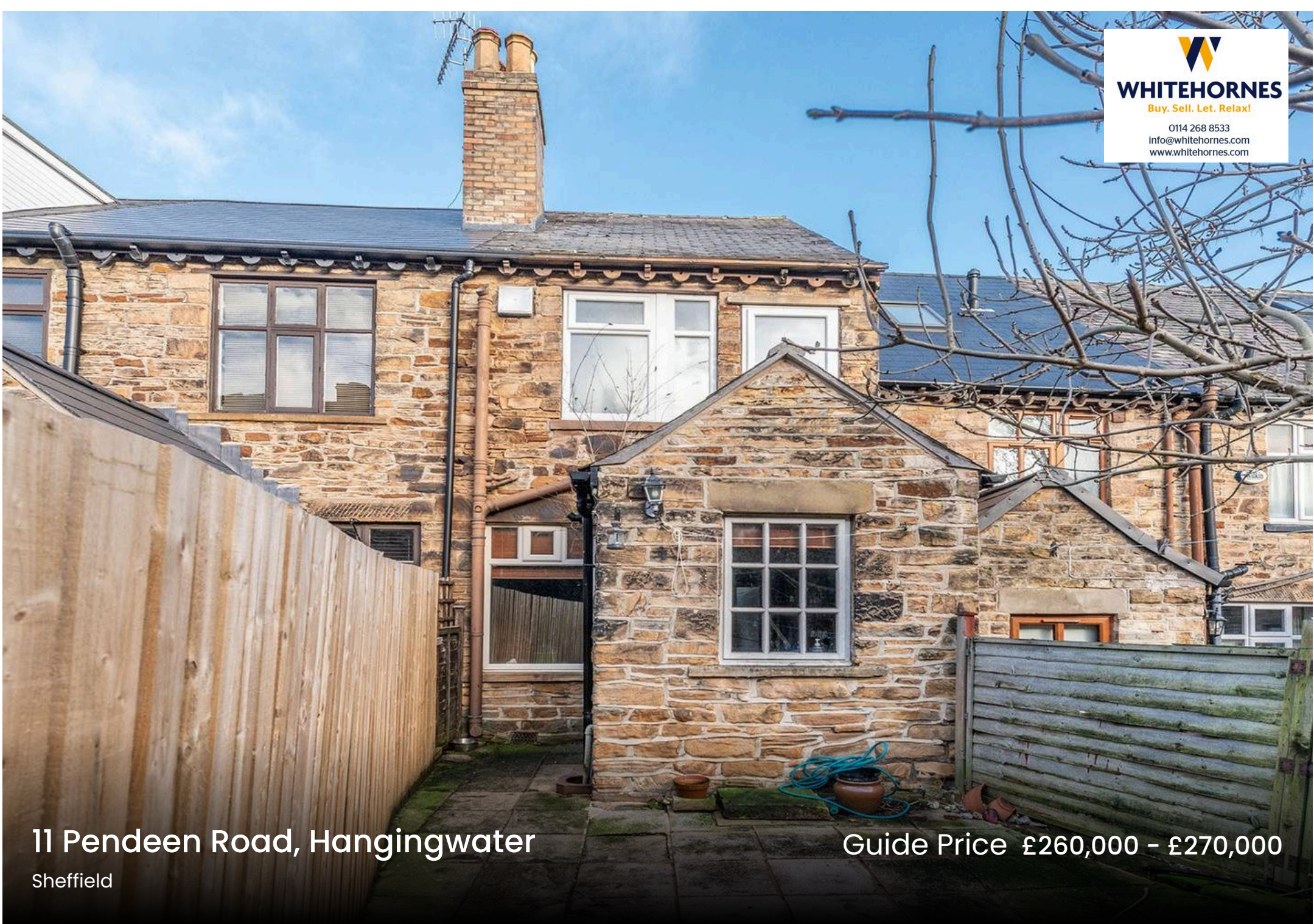




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11 Pendeen Road, Hangingwater

Sheffield

Guide Price £260,000 - £270,000

11 Pendeen Road

Hangingwater, Sheffield

An incredibly rare opportunity has arisen to purchase this three bedroom, stone built, mid cottage style terrace home. In need of a full scheme of cosmetic updating but allowing the new purchaser an opportunity to create a personalised home to suit their requirements. With three floors of accommodation, rear private sunny garden and potential to the front to create off road parking as neighbouring properties have done so (subject to planning). Retaining the original period character and charm associated with a property from this era number 11 offers the potential to add future value for those with the vision. Quietly tucked away on this little known no through road within the very heart of ultra popular Nether Green on the south west of the city. Enjoying excellent schooling catchments including Nether Green junior and High Storrs secondary, numerous independent cafes, eateries and shops are a

Council Tax band: C Tenure: Leasehold

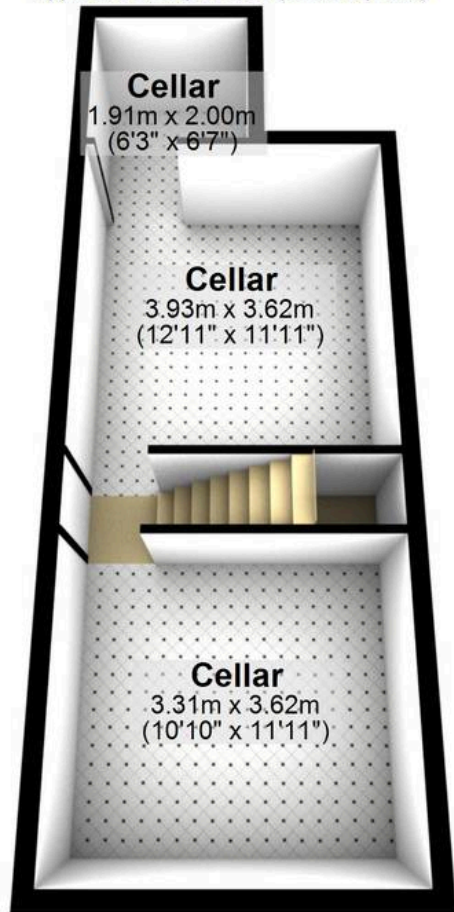
- STONE BUILT THREE BEDROOM COTTAGE STYLE PROPERTY
- IN NEED OF A SCHEME OF MODERNISATION BUT A BLANK CANVAS TO START FROM
- QUIET NO THROUGH ROAD IN THE HEART OF ULTRA POPULAR NETHER GREEN
- AVAILABLE TO MARKET WITH NO ONWARD CHAIN AND VACANT POSSESSION
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING BOTH NETHER GREEN JUNIORS AND HIGH STORRS SECONDARY
- VAST OPPORTUNITY TO CREATE A PERSONALISED HOME WITH SCOPE TO ADD FUTURE VALUE
- SHORT STROLL TO NUMEROUS INDEPENDENT CAFES





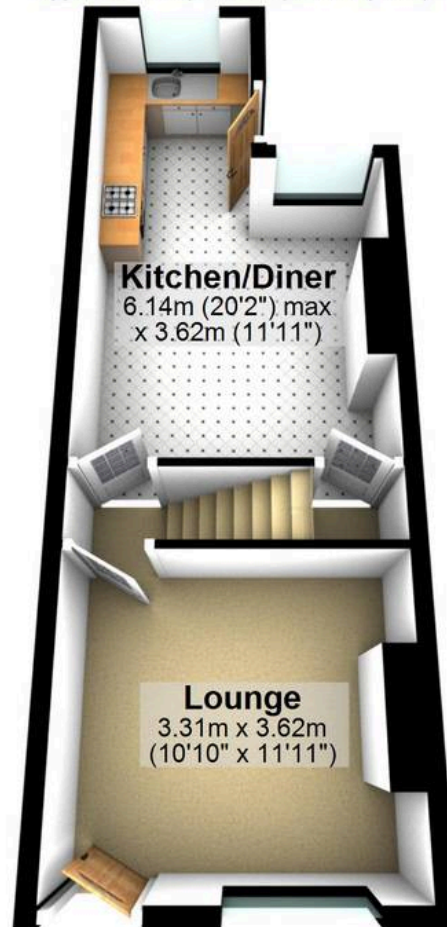
Cellar

Approx. 33.8 sq. metres (363.3 sq. feet)



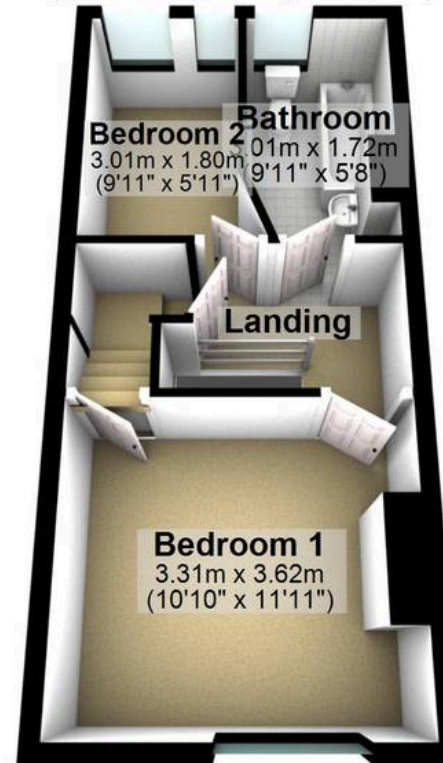
Ground Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.2 sq. feet)



Second Floor

Approx. 19.3 sq. metres (207.7 sq. feet)



Total area: approx. 117.0 sq. metres (1259.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.