



Hall Wood Road, Burncross, S35

Offers Over £300,000

- THREE BEDROOM SEMI DETACHED PROPERTY
- VIEWING ESSENTIAL
- OFF ROAD PARKING
- LOVELY COUNTRYSIDE VIEWS
- ENCLOSED REAR GARDEN
- GARDEN ROOM
- FREEHOLD
- POPULAR LOCATION
- COUNCIL TAX BAND B £1,854.28

Hall Wood Road, Burncross, S35

Viewing Essential – A Beautifully Presented Three-Bedroom Semi-Detached Family Home

A thoughtfully laid out and modernly finished family home, offering versatile living space throughout. The ground floor comprises a welcoming entrance hallway, a comfortable formal lounge, and a superb open-plan kitchen, dining, and living area with a cosy log burner and bi-folding doors opening onto a decked terrace, perfect for family life and entertaining. Further benefits include a practical utility room and downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a front garden and driveway providing off-road parking, along with a generous rear garden featuring a brick-built garden room and garage storage, ideal for family use, hobbies, or a home office. With excellent road links and convenient access to the M1, this home is perfectly suited to modern family living.



Council Tax Band: B



ENTRANCE HALLWAY

A composite obscure-glazed entrance door opens into a bright, welcoming hallway featuring carpeted flooring, recessed ceiling spotlights, central heating radiator, and an elegant oak staircase with balustrade. Solid oak doors lead to the lounge, WC, and utility room, while double oak glazed doors open into the open-plan kitchen, dining, and lounge. Under-stair storage adds practical functionality.

SNUG LOUNGE

A cosy, inviting snug with carpeted flooring, an open recess fireplace, and a feature wallpapered wall. Coving and ceiling and wall lights create character, while a uPVC bay window to the front elevation fills the space with natural light.

OPEN PLAN FAMILY ROOM

A stunning open-plan space, perfect for modern living and entertaining. The monochrome kitchen features sleek black gloss wall, base, and drawer units, complemented by pristine white Quartz worktops and upstands. A Quartz dining peninsula incorporates a stainless-steel 1½ sink with hose mixer, open shelving, and integrated wine storage. Appliances include an integrated fridge/freezer, oven, combi microwave/oven, and a five-ring gas hob with extractor hood. The kitchen flows seamlessly into the lounge area, which boasts tiled flooring, an exposed brick feature wall, recessed ceiling spotlights, and a charming log burner creating a warm and inviting focal point. Bi-folding doors open onto a decked balcony, effortlessly bringing the outdoors in.

UTILITY ROOM

A practical space keeping appliances separate from the main living areas. Roll-top work surfaces, space and plumbing for a washing machine and washer-dryer, wood-effect vinyl flooring, and a uPVC obscure-glazed window make this a functional and well-designed room.

DOWNSTAIRS WC

This convenient downstairs WC is finished with brick-style tiled walls and wood-effect tiled flooring. It comprises a WC and a wash basin set into a vanity storage unit, with an obscure-glazed uPVC window to the side elevation. Additional features include a vertical heated towel rail, extractor fan, and recessed ceiling spotlights.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

The front-facing primary bedroom features a striking black cast-iron fireplace, carpeted flooring, and a central heating radiator. Additional period-inspired touches include a ceiling light set into a rose and picture rails, while a uPVC double-glazed window to the front elevation fills the room with natural light. Power and aerial sockets complete this elegant and comfortable space.

BEDROOM TWO

Bedroom two features carpeted flooring, a central heating radiator, and recessed ceiling spotlights. A uPVC double-glazed window to the rear elevation provides views of the surrounding area, with power and aerial sockets completing this bright and versatile room.

BEDROOM THREE

Features bulkhead shelving, half-paneled walls, carpeted flooring, central heating radiator, ceiling light, and a front-facing uPVC double-glazed window.

FAMILY BATHROOM

This modern family bathroom features wood-effect tiled flooring and fully tiled walls. It comprises an 'L'-shaped bath with wall-mounted handheld and rainhead shower attachments and a side screen door, a WC, and a wash basin set into a vanity storage unit. Additional features include a vertical heated towel rail, recessed ceiling spotlights, a recessed backlit wall mirror, an extractor fan, and an obscure-glazed window to the side elevation.

FIRST FLOOR LANDING AND STAIRS

The area features a papered feature wall and carpeted flooring, with loft hatch access and an oak staircase with balustrade. A ceiling light point illuminates the space, and oak doors provide access to the three bedrooms and family bathroom.

GARDEN ROOM

This excellent purpose-built garden room and garage storage offers versatile space to suit the buyer's needs and would make a perfect home office if required. It features double doors opening onto a pebble seating area, a dining area, and a fully equipped bar. A uPVC double-glazed window to the rear elevation provides natural light, with power and aerial sockets throughout. A secure door provides access to the garage, complete with roller door, power, and lighting.

OFF ROAD PARKING AND FRONT GADREN

A good-sized driveway provides off-road parking, while the front garden is laid to lawn with hedge and wall borders, featuring mature shrubs and a tree. Iron gates offer access through to the rear garden.

REAR GARDEN

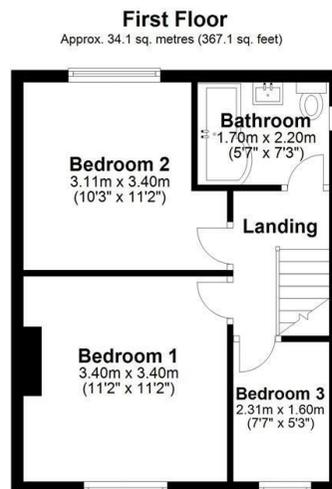
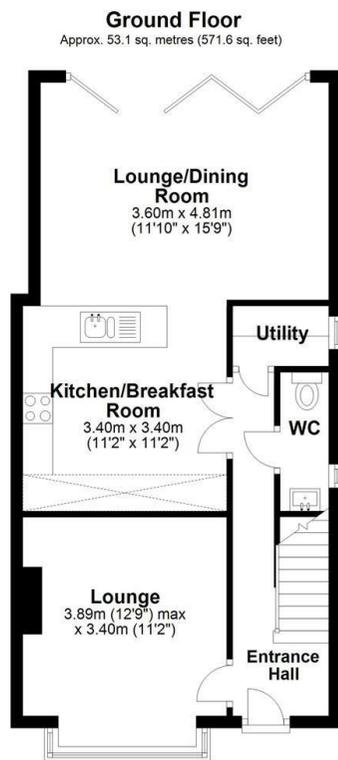
A raised decked gallery, accessed via the bi-folding doors and fitted with glass-paneled surrounds, creates a superb seating and entertaining space overlooking the garden. Steps lead down to the lawn and continue to a pebbled seating area with a brick-built BBQ, accessed via double doors from the garden bar. Enclosed by fence and hedge borders, the garden enjoys a peaceful backdrop of fields and woodland.

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
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5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

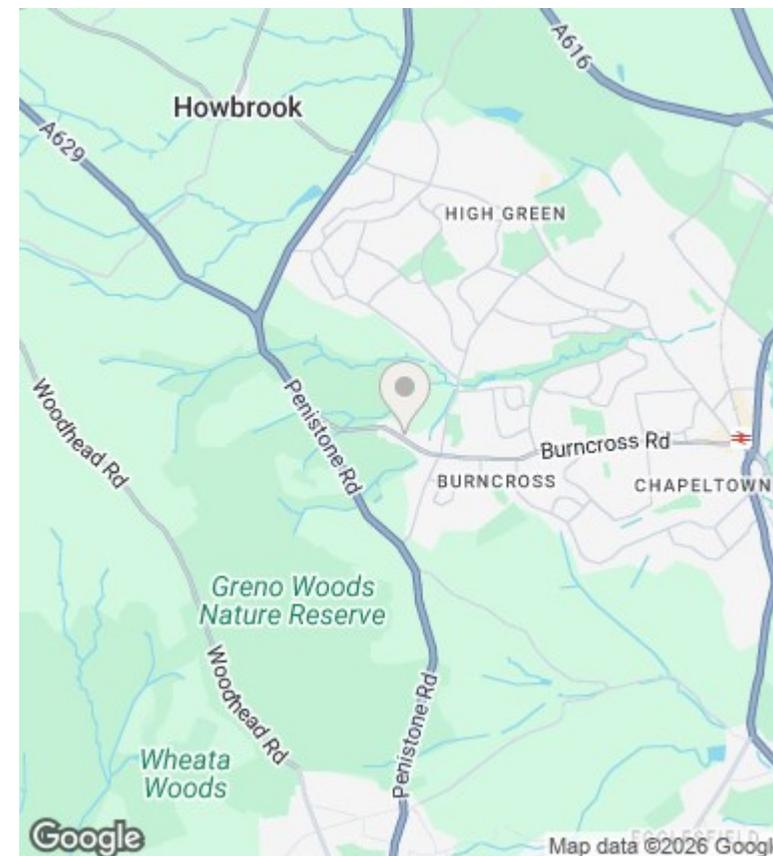






Total area: approx. 87.2 sq. metres (938.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC