



Elm Lane, Sheffield

welcome to

Elm Lane, Sheffield

Lovely three bedroom semi-detached property available to the market with no chain. Much sought after area with great access to local amenities, schools and transport links. The property has a generous sized rear garden and driveway. Lounge/dining room and breakfast kitchen. Viewings recommended!



Entrance Porch

With a front facing door, front and side facing feature stained glass windows, acoustic panelling and a further door to the entrance hall.

Entrance Hall

With a side facing stained glass window, a central heating radiator, coving to the ceiling, picture rail, an understairs storage cupboard and stairs which rise to the first floor.

Dining Room

With a front facing stained glass bay window, a central heating radiator, coving to the ceiling, dado rail and open access through to the lounge.

Lounge

With a rear facing bay window, a central heating radiator, coving to the ceiling and a feature stone fireplace with storage to the alcoves.

Dining Kitchen

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with cooker hood above, an electric oven, space for a fridge-freezer and plumbing for a washing machine. There is splashback tiling, a central heating radiator, area for a dining table and chairs, front, side and rear facing windows and a rear facing door leading out to the rear garden.

First Floor Landing

With a side facing obscure window.

Bedroom One

With a rear facing window, a central heating radiator, picture rail, fitted wardrobes and a fitted dressing table.

Bedroom Two

With a front facing stained glass window, a central heating radiator, fitted wardrobes and drawers.

Bedroom Three

With a rear facing window, a central heating radiator and coving to the ceiling.

Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and floor, downlights to the ceiling, a heated towel rail, built-in storage and a front facing obscure stained glass window.

Outside

To the front of the property there is a low maintenance paved garden with double gates to a driveway providing off road parking. To the rear of the property there is a generous tiered lawned garden with an elevated decked patio, various shrubs, plants and trees, a garden shed and access to the store/workshop.

Store/Workshop

With rear and side facing windows and a side facing courtesy door to the garden.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Elm Lane, Sheffield

- Guide Price £180,000-£200,000
- Driveway and generous sized rear garden
- Lounge/Dining room
- No chain
- Great access to local amenities and public transport

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£180,000-£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115465 - 0002

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