



**Derbyshire Lane, Sheffield S8 9EL**

**Guide Price £220,000**

**\*\*Guide Price £220,000 - £240,000\*\***

Virtual Tour Available

We are pleased to offer to the market for sale this beautifully presented three bedroom end-terraced property located in the sought after area of Norton Lees. Close to all local amenities on Chesterfield Road, shops, and good transport links to the city centre, this property briefly comprises: beautifully presented lounge, large dining room, fitted kitchen, utility room, two bedrooms and bathroom to the first floor and a further double bedroom to the attic. There is a low maintenance rear garden and the property must be seen to be appreciated.

Tenure: Leasehold



## Lounge

11'9" x 14'10" (3.59m x 4.53m )

Entry via front facing composite and glazed door into welcoming lounge. Boasting beautiful feature wallpapered wall and having laminate flooring, gas central heating central heating radiator and UPVC double glazed window.

## Hallway

With carpeted flooring and stairs rising to first floor landing, and gas central heating radiator

## Dining Room

11'10" x 12'2" (3.63m x 3.73m )

Well presented reception room with feature wallpaper, carpeted flooring, gas central heating radiator and rear facing UPVC double glazed window. Access to cellar.

## Cellar

With storage space to cellar head.

## Kitchen

6'10" x 8'11" (2.10m x 2.72m )

Well equipped kitchen boasting a range of wall and base units with contrasting work surfaces incorporating one and half bowl stainless steel sink with drainer and mixer tap and 4 ring gas hob with electric oven below and extractor above. Having subway tiling to the splash back areas and cushioned flooring.

## Utility Room

6'5" x 7'1" (1.98m x 2.16m )

Useful utility room providing space and plumbing for washing machine, tumble dryer, fridge and freezer. Having cushioned flooring, gas central heating radiator, side facing UPVC double glazed window and composite door.

Also housing the combination boiler.

## First floor landing

Having carpeted flooring and stairs rising to attic.

## Bedroom One

11'10" x 12'5" (3.62m x 3.79m )

Well presented principal bedroom. Having wallpapered walls, carpeted flooring and gas central heating radiator. Also benefitting from useful storage cupboard.

## Bathroom

5'4" x 9'10" (1.64m x 3.00m )

Fitted with white suite comprising bath with thermostatic shower over, large vanity sink unit and low flush WC. Boasting large rear facing UPVC double glazed obscured window, chrome heated towel rail and cushioned flooring.

## Bedroom Three

6'9" x 19'1" (2.07m x 5.83)

Generously proportioned third bedroom with carpeted flooring, gas central heating radiator and rear facing UPVC double glazed window.



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**Telephone:** 0114 2749730

**Company No:** 08028567

## Attic Bedroom Two

11'10" x 22'4" (3.62m x 6.81m)

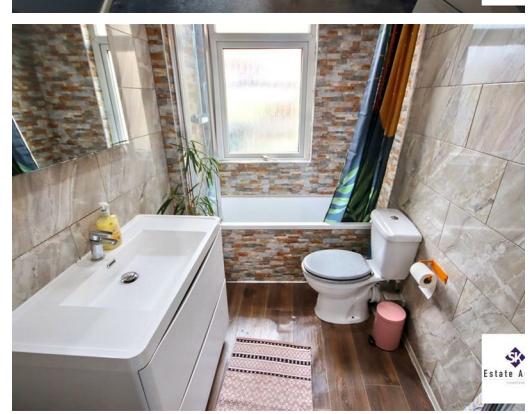
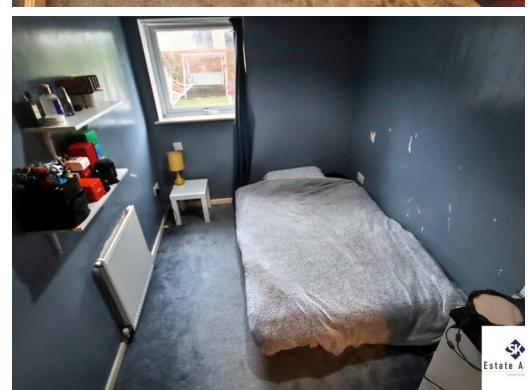
Fabulous attic bedroom with dual aspect windows providing ample natural light and far reaching views. Having gas central heating radiator, carpeted flooring and ample space for freestanding furniture. Having built in storage with access to the eaves.



## Outside

To the front of the property lies steps leading up to the front entrance door.

To the rear of the property lies steps leading to the elevated low maintenance garden providing space for outdoor seating.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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Approx Gross Internal Area  
100 sq m / 1075 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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