



87 Derbyshire Lane, Woodseats, Sheffield, S8 9EN

Saxton Mee

# 87 Derbyshire Lane

## Woodseats

Guide Price

# £250,000

GUIDE PRICE £250,000-£260,000

A three bedroom semi detached family home offering an excellent purchase for first time buyers and situated in this popular location within easy access of all local amenities.

This delightful property briefly comprises:

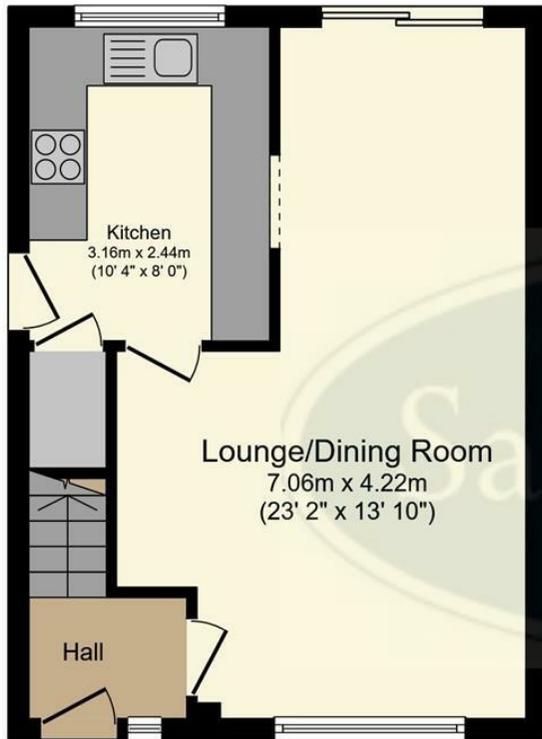
Entrance hallway, through lounge/dining room with feature fireplace with ample space for a family dining suite, kitchen fitted with a range of base, drawer and wall unit and under stairs pantry. To the first floor there is a double bedroom with fitted wardrobes, a second double bedroom and a small single bedroom and a good size family bathroom. To the front of the property there is a driveway providing access to the integral garage. To the rear of the property is a garden which is gravelled and paved with a range of mature shrubs and trees.

EPC Rating: E

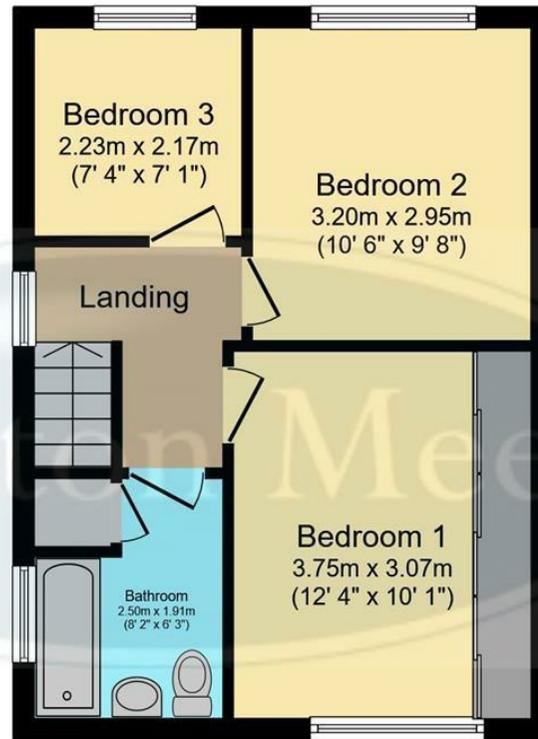
- No Chain
- Three Bedrooms
- Through Lounge/Dining Room
- Fitted Kitchen
- Driveway and Garage
- Rear Garden
- Close to Amenities
- Tenure: Freehold
- Council Tax Band: B
- Viewings Via Banner Cross Branch



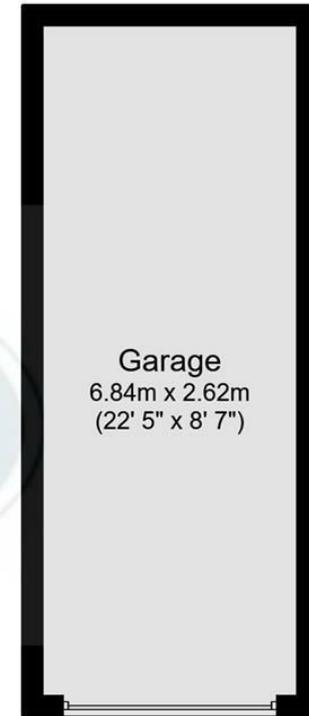




**Ground Floor**  
Floor area 36.1 m<sup>2</sup> (389 sq.ft.)



**First Floor**  
Floor area 36.1 m<sup>2</sup> (389 sq.ft.)



**Garage**  
Floor area 17.9 m<sup>2</sup> (193 sq.ft.)

**TOTAL: 90.2 m<sup>2</sup> (971 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.'

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