



## Derbyshire Lane, Sheffield S8 8SG

**Guide Price £180,000**

**\*\*Guide Price £180,000 - £200,000\*\***

Virtual Walk Through Available

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN this spacious and well presented three bedroom, mid-terraced property, located in the highly popular area of Norton Lees. Located just a short distance from Graves Park and a range of amenities, this home would be ideal for a young family or first time buyers. In brief the property comprises; lounge, dining room, modern kitchen, cellar, three bedrooms, family bathroom and shared garden.

The property has been well maintained by the current owners and benefits from a new boiler, kitchen roof, additional insulation, guttering, and dryridge system. The main roof of the property has also been replaced.

An early viewing is recommended.

Tenure: Freehold





## Lounge

11'10" x 11'8" (3.61m x 3.58m)

Entry via front facing UPVC door into lounge made bright by way of the large front facing UPVC double glazed window. Having carpeted flooring, gas central heating radiator and focal feature fireplace with electric fire and decorative wooden mantle.

## Dining Room

11'0" x 12'2" (3.36m x 3.73m)

Bright and airy dining space with views to the garden through a large UPVC double glazed window. Having cushioned flooring, gas central heating radiator, storage cupboard to one side of the chimney breast and providing access to the cellar head.

## Cellar

Having lighting, power and providing useful additional storage.

## Kitchen

6'2" x 8'0" (1.90m x 2.45m)

Good sized modern kitchen fitted with a range of ivory wall and base units with contrasting wood effect work surfaces incorporating stainless steel sink with mixer tap and drainer, and 4 ring electric hob with electric oven below and extract hood above. Having gas central heating combination boiler, tiled splash backs, integrated fridge/freezer, space and plumbing for washing machine, and cushioned flooring. Having rear facing UPVC double glazed window and side facing UPVC door providing access to the rear.

## First Floor Landing

Having carpeted flooring and stairs to second floor.

## Bedroom One

11'10" x 11'10" (3.62m x 3.61m)

Generously proportioned principal bedroom with wonderful far reaching views to the Peak District through a front facing UPVC double glazed window. Having carpeted flooring and gas central heating radiator.

## Bedroom Three

7'2" x 9'6" (2.19m x 2.90m)

Well appointed third bedroom benefiting from additional storage beneath the attic staircase. Having carpeted flooring, gas central heating radiator and rear facing UPVC double glazed window.

## Bathroom

4'3" x 9'6" (1.31m x 2.91m)

Bathroom fitted with a matching three piece white suite comprising: panelled bath with electric shower over, ceramic pedestal sink and low flush WC. Having tiled splash backs, wood effect cushioned flooring and obscured rear facing UPVC double glazed window.

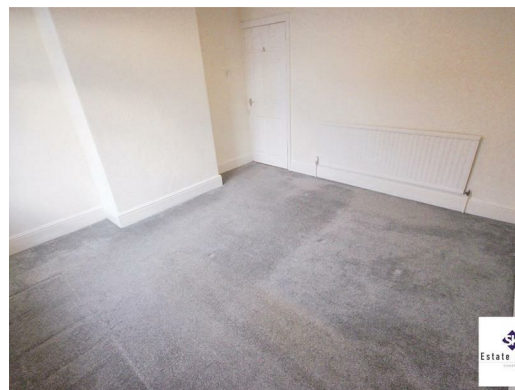
## Attic Bedroom Two

11'8" x 14'3" (3.57m x 4.35m)

Impressively sized second floor bedroom with carpeted flooring, gas central heating radiator, rear facing double glazed skylight and storage cupboard.

## Outside

The rear the property enjoys a gravelled shared garden with fenced borders and providing access to a brick built storage shed.



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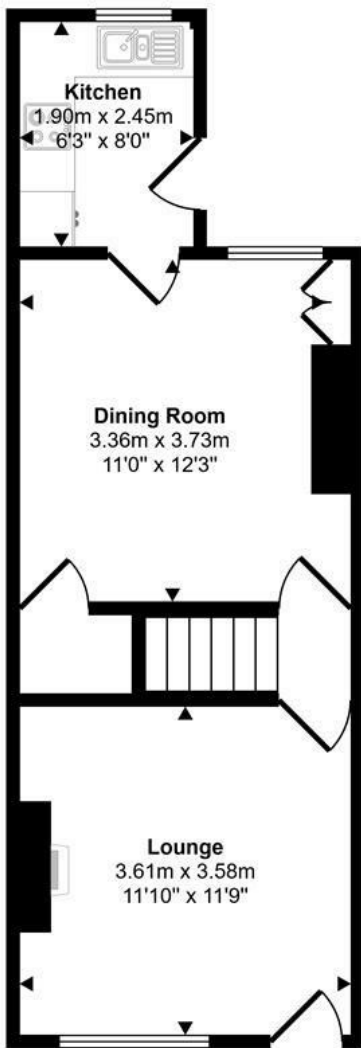
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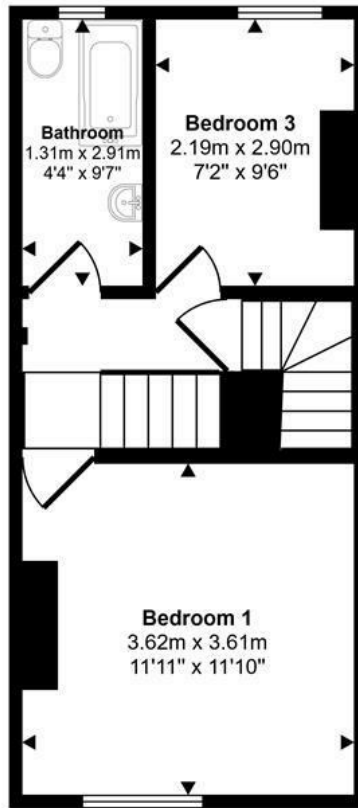
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Approx Gross Internal Area  
82 sq m / 882 sq ft



Ground Floor  
Approx 36 sq m / 383 sq ft

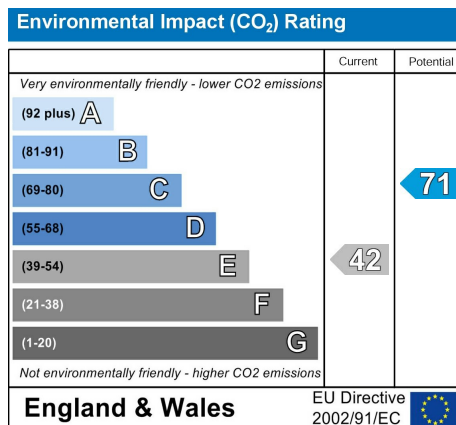
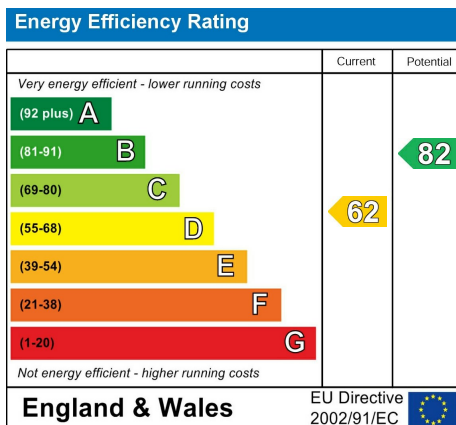


First Floor  
Approx 31 sq m / 332 sq ft



Second Floor  
Approx 16 sq m / 167 sq ft

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.



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