



28 Trap Lane, Bents Green, Sheffield, S11 7RD

Saxton Mee



# 28 Trap Lane

## Bents Green

Offers Around

**£395,000**

Situated in this very popular and sought after location in an excellent catchment area for schools on a corner plot a three Bedroom semi detached house in need of some updating and offered for sale with immediate vacant possession and NO CHAIN.

Entrance Lobby, Reception Hall, Cloakroom with WC and WHB, Sitting room with fireplace, separate Dining room, Kitchen with good range of base and wall units, built in oven and hob. On the first floor; two double Bedrooms, and a good sized large third Bedroom, Bathroom with shower and separate WC.

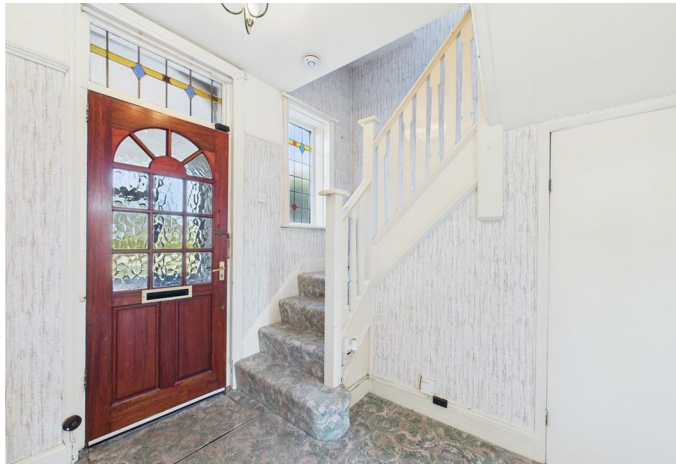
Outside; attractive corner plot with Driveway to the front off Bents Green Place, offering good parking. To the rear; South Easterly facing Garden with patio, shed, and easily maintainable garden area.

Excellent catchment area for schools and within a short walk of first class shopping facilities, nearby sports clubs, and on the edge of the beautiful open countryside of the Peak District.



- On a Corner Plot, a Three Bedroom Semi Detached Family Home
- For Sale with Immediate Vacant Possession and NO CHAIN
- In need of some General Updating
- Separate Sitting Room and Dining Room, Well Fitted Kitchen
- Two Good Double Bedrooms and a Good Sized Third Bedroom
- Driveway Providing Good Offroad Parking
- Excellent Catchment Area for Schools and Nearby Shops
- A Lovely Family Home with Great Potential
- Tenure: Freehold
- Council Tax Band: C









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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