

Saxton Mee



Whites Lane Sheffield S2 5BR
Price Guide £115,000

Whites Lane

Sheffield S2 5BR

Price Guide £115,000

**** NO MORE VIEWINGS ** GUIDE PRICE £115,000-£130,000 ** NO CHAIN ** EXCITING POTENTIAL ** OFF ROAD PARKING AND SINGLE GARAGE **** Quietly tucked away on this no through road is this three bedroom semi detached property which occupies a generous sized plot and benefits from a gated driveway providing off road parking, a single detached garage along with gardens to the front and rear. In need of some modernisation throughout including a requirement for some further damp treatment, the property offers obvious potential and would be ideal for an ongoing investment property or a first time home.

In brief, the living accommodation comprises front door which opens into a small entrance lobby with access into the lounge which is to the front aspect and has a useful understairs cupboard. A door then opens into the kitchen/diner which has vinyl flooring, a range of shaker style cupboards, and free standing appliances including a washing machine, cooker, and a fridge freezer.

From the entrance lobby, a staircase rises to the first floor landing with access into the three good sized bedrooms with generous ceiling heights, and a bathroom that has a white suite with a shower over the bath.

- THREE GOOD SIZED BEDROOM SEMI DETACHED
- IDEAL FOR A FIRST BUY, PROFESSIONAL COUPLE OR INVESTOR
- CLOSE TO NUMEROUS LOCAL AMENITIES
- QUIET NO THROUGH ROAD CLOSE TO CENTRAL SHEFFIELD & MOTORWAY LINKS
- DRIVEWAY & GARAGE
- GARDENS TO FRONT & REAR
- FREEHOLD
- COUNCIL TAX BAND A





OUTSIDE

There is a low maintenance garden to the front of the property along with the spacious drive which leads to the single garage. At the rear is a fabulous sized private garden which has a large lawned area, planting beds, and a patio area.

LOCATION

Quietly tucked away on this no through road in the heart of this established residential suburb the property is ideally placed within easy reach of central Sheffield, commuting motorway networks and good school catchments

MATERIAL INFORMATION

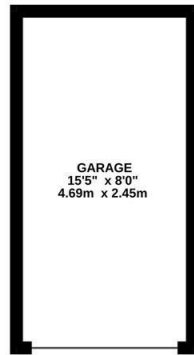
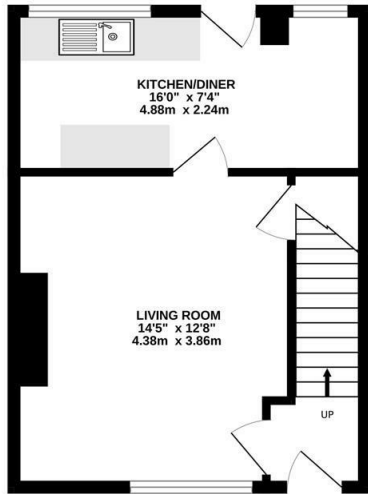
The property is Freehold and currently Council Tax Band A.

VALUER

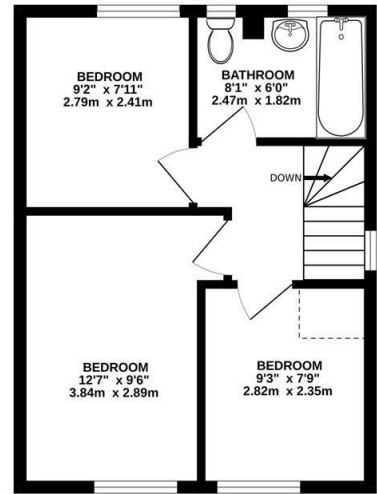
Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 693sq.ft. (64.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
 82 Middlewood Road, Sheffield S6 4HA
 462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
 T: 0114 231 6055
 T: 0114 287 0112

www.saxtonmee.co.uk



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91%) A			
(81-91%) B			
(69-80%) C			
(55-68%) D			
(39-54%) E			
(21-38%) F			
(1-20%) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		