







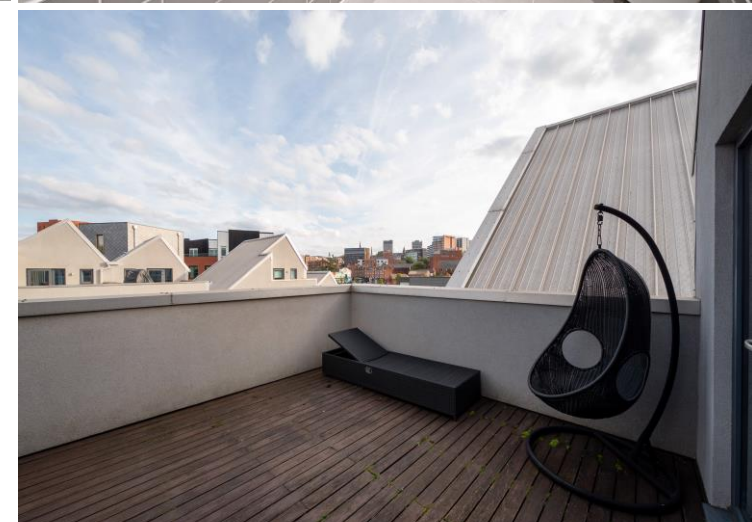
9 Eagle Lane

Kelham • Sheffield • S3 8BF

Guide Price £380,000 - £400,000

A fabulous 3 bedroom contemporary town house situated in the sought after development of Little Kelham. The property offers generous and flexible living accommodation over 4 levels including a superb open plan kitchen/living/dining room with built-in kitchen appliances, an entertaining terrace, communal central lawn, bamboo flooring, community solar panels, MVHR heat recovery ventilation system with app controls and home/away switch, triple glazing and integrated garage with an electrically operated door. The front entrance door opens into the garage which has power, light and a fob operated electric door. A door opens into the entrance lobby. There is a ground floor WC and utility room with sink, offering space and plumbing for a washing machine, housing the hot water tank and MVHR unit. From the lobby, stairs rise to the first floor. The fabulous open plan flexible kitchen/dining/living room is dual aspect, finished with bamboo flooring, complemented by front facing French doors which open onto a Juliet balcony and rear facing windows, providing access onto the entertaining terrace and communal garden. The kitchen which is located centrally creating a divide between the lounge and dining area is fitted with matte contemporary units. Integrated appliances include double oven/grill, fridge freezer and dishwasher. From the living area, stairs rise to the second floor featuring a double bedroom overlooking the communal garden and front facing bedroom / flexible living space, which features internal windows looking over the kitchen creating a light and airy open plan feel. The bathroom is equipped with modern 3-piece white suite, overhead rainfall shower and floating hand wash basin, The second floor provides a dual aspect flexible bedroom / living space equipped with ensuite shower room and private outdoor terrace. Eagle Lane is ideally located for a range of facilities within Kelham Island and also well-placed for easy access to the city centre, hospitals, universities, Meadowhall and the M1 motorway. Lease length is until 31/12/3013 – Ground rent £150pa





- Stunning 3 Bedroom Mid Town House
- Bright & Airy Accommodation Over 4 Floors
- 2 Separate Private Outdoor Terraces
- Central Communal Gardens
- 3 Double Bedrooms & 2 Bathrooms

- Integral Garage & Storeroom
- MVHR Heat Recovery Ventilation System
- Lease Length is until 31/12/3013, Ground Rent £150pa
- Service Charge??????
- Council Tax Band E, EPC Rating B



9 EAGLE LANE

APPROXIMATE GROSS INTERNAL AREA = 142.9 SQ M / 1538 SQ FT

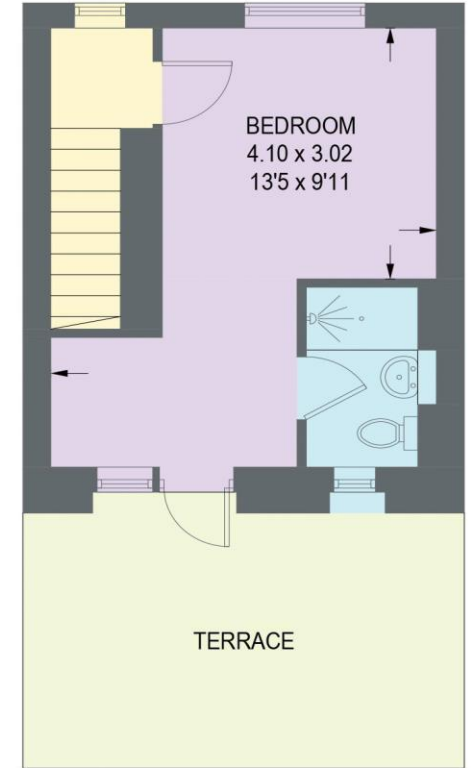
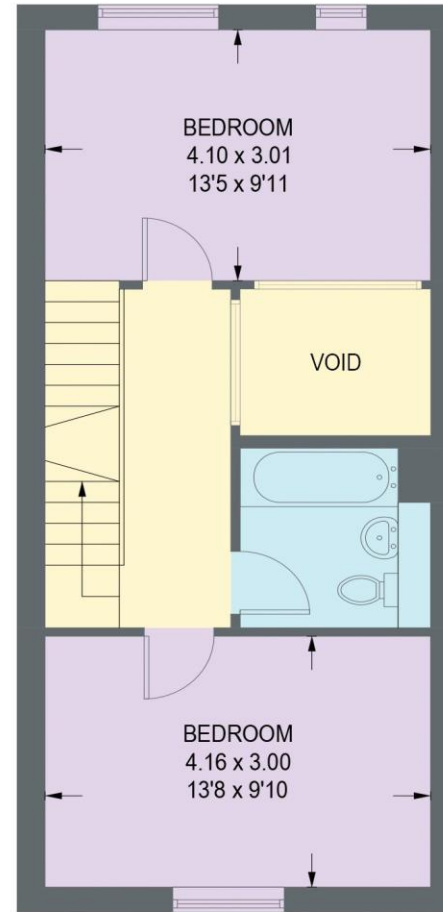
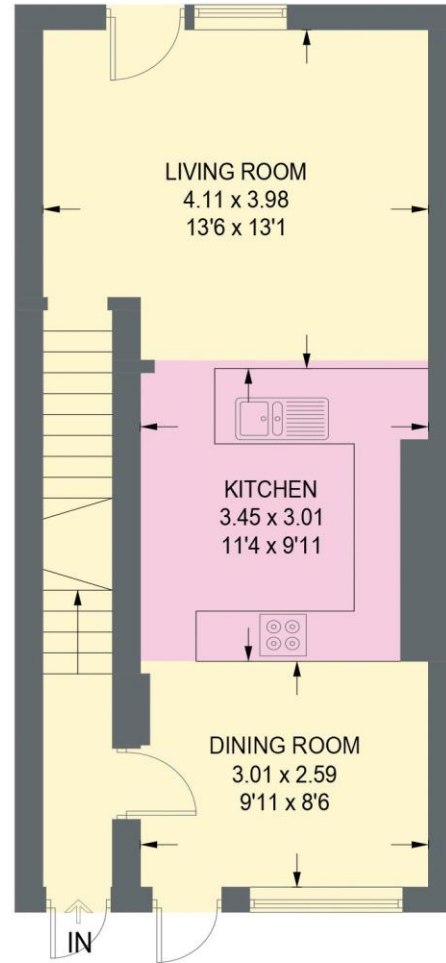
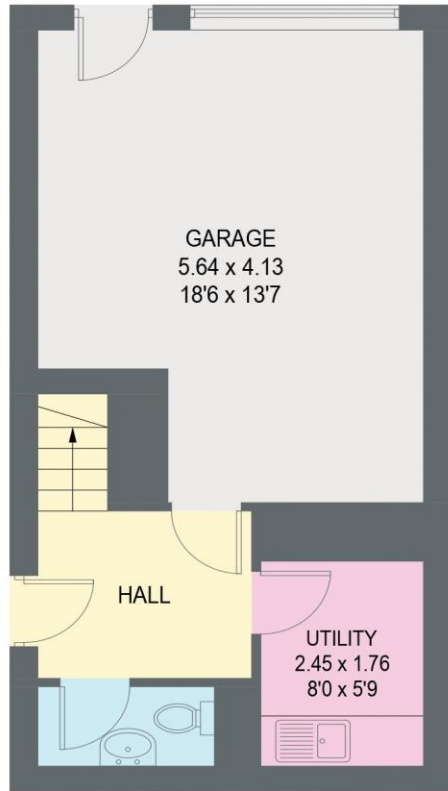


Illustration for identification purposes only,
measurements are approximate, not to scale.



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