



Bramley Lane, Handsworth Sheffield

Not for marketing purposes INTERNAL USE ONLY

welcome to

Bramley Lane, Handsworth Sheffield

Welcome to this charming semi-detached home located in the sought after area of Handsworth. This delightful property offers a perfect blend of comfort and convenience, ideal for families and professionals alike as well as all the local shops, amenities and schools Handsworth has to offer.



Hallway

The hallway is front facing with an entrance double glazed door and radiator with a built in wardrobe. Stairs leads to the first-floor accommodation.

Lounge

13' 6" x 11' 7" (4.11m x 3.53m)
Front facing double glazed bay window and radiator. An opening leading to the dining room.

Dining Room

14' 9" x 11' 2" (4.50m x 3.40m)
Rear facing double glazed bay window with radiator beneath overlooking the rear garden.

Kitchen

14' 5" x 7' (4.39m x 2.13m)
Having a range of wall and base units, inset sink with rolled edge work surfaces. Fully tiled with an integrated gas hob and oven, integrated fridge, space and plumbing for washing machine. Rear facing double glazed bay window and a double-glazed side door that leads to the outside.

Landing

Side facing double glazed window, store cupboard and loft access can be obtained.

Bedroom One

11' 1" x 13' 5" (3.38m x 4.09m)
Front facing double glazed bay window, radiator and fitted wardrobes that run the full length of the room.

Bedroom Two

11' x 11' 5" (3.35m x 3.48m)
Rear facing double glazed window, radiator and fitted wardrobes that run the full length of the room.

Bedroom Three

6' 8" x 6' 9" (2.03m x 2.06m)
Front facing double glazed window and radiator.

Bathroom

Comprising of a bath with shower above, wc and wash hand basin. Fully tiled, with a radiator and rear facing double glazed window. Airing cupboard.

Gardens

To the rear of the property is a lovely enclosed lawned garden and paved seating area. The garden includes mature plants and trees on different levels, it is a sun trap and there is an outside tap. The garden backs onto allotments (church land) A further lawn to the front.

Drive & Garage

A gated driveway which can accommodate several cars leads to the detached garage with electric up and over door. There is power and light. The driveway also has a second gate halfway up the driveway which provides extra security for children or pets.

Additional Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Bramley Lane, Handsworth Sheffield

- Semi-detached property
- Spacious lounge/dining room
- Three bedrooms
- Lovely front and rear gardens
- Detached garage and driveway

Tenure: Leasehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK113742 - 0020

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