



Woodhouse Lane,

welcome to

Woodhouse Lane,

*****GUIDE PRICE £250,000 - £260,000*****3-bed semi in Beighton with lounge, kitchen/diner, modern bathroom, and large rear garden. Located on Woodhouse Lane, close to shops, schools, and transport links. Ideal family home.



Porch

Access to the entrance.

Hall

Having stairs providing access to the first floor accommodation.

Lounge

13' 1" x 15' 1" (3.99m x 4.60m)

Having a front facing double glazed bay window, radiator and a sliding room providing access to the kitchen / dining room .

Kitchen / Dining Room

21' 8" x 12' 6" (6.60m x 3.81m)

Having a range of wall and base units, a gas hob with extractor fan, integrated dishwasher, and a Belfast sink. The kitchen also includes a rear-facing double glazed window, access to the garden, and space for a dining table.

Bedroom 1

14' 2" x 12' 5" (4.32m x 3.78m)

Having a front facing double glazed bay window and a radiator.

Bedroom 2

13' x 12' 5" (3.96m x 3.78m)

Having a rear facing double glazed window and a radiator.

Bedroom 3

7' 3" x 7' (2.21m x 2.13m)

Having a front facing double glazed window and a radiator.

Bathroom

Having a rear facing double glazed window, a radiator, a bath and shower suite and a wash hand basin.

Garden

Having a generously sized lawned enclosed rear garden with potential to develop an allotment or other outdoor activities.

Outbuilding

Providing an alternate storage space.



view this property online williamhbrown.co.uk/Property/CPK114539



welcome to Woodhouse Lane,

- Three bedrooms
- Semi-detached property
- Contemporary interiors
- Generously sized lawned rear garden
- Off-street parking

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price
£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114539



Property Ref:
CPK114539 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk