



Warren Lane,

£155,000



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Warren Lane, Chapeltown, Sheffield
£155,000

PERIOD MID TERRACED COTTAGE.....3
BEDROOMS OVER TWO FLOORS.....2
RECEPTION ROOMS.....GAS
CENTRAL HEATING.....UPVC DOUBLE
GLAZING.....CELLAR.....DOUBLE
BLOCK PAVED DRIVEWAY TO THE
FRONT.....PLEASANT LAWNED
REAR GARDEN.....SOUGHT
AFTER LOCATION.....CLOSE TO
MOTORWAY LINKS.....VIEWING
RECOMMENDED.....EPC Grade E.

ENTRANCE VESTIBULE

Front door.

LOUNGE

4.37m x 3.63m (14'4" x 11'11")
UPVC double glazed window to the front,
double central heating radiator, open fire
place in a feature surround and mantle and a
TV point.

DINING ROOM

4.37m x 4.06m (14'4" x 13'4")
Door to the rear porch, laminate flooring and
a door to the cellar.

KITCHEN

2.39m x 2.31m (7'10" x 7'7")
A one and a half bowl single drainer sink
unit with mixer taps plus a range of fitted
base units incorporating cupboards and
drawers with rolled edge work surfaces over
and matching wall mounted cupboards,
five ring gas hob with a cooker hood over
and built in double oven, plumbing for an
automatic washing machine, plumbing for a
dishwasher, space for a fridge/freezer, UPVC
double glazed window to the rear, laminate
flooring and part tiled walls.

REAR PORCH

UPVC double glazed window to the rear
and a UPVC double glazed door to the rear
garden.

FIRST FLOOR LANDING

BEDROOM 1

4.39m x 3.61m (14'5" x 11'10")
UPVC double glazed window to the front,
double central heating radiator, laminate
flooring and a walk in wardrobe.

BEDROOM 2

5.51m x 2.44m (18'1" x 8'0")
UPVC double glazed window to the rear,
central heating radiator and a further double
central heating radiator.

BATHROOM

3.15m x 1.98m (10'4" x 6'6")
A white suite comprising of a panelled
kidney shaped bath with a shower over, low
level WC, pedestal wash hand basin, airing
cupboard housing hot water cylinder, part
tiled walls, UPVC double glazed window and
a central heating radiator.

SECOND FLOOR

BEDROOM 3

4.27m x 4.01m (14'0" x 13'2")
UPVC double glazed window to the front,
double central heating radiator and an eaves
storage cupboard.

OUTSIDE

To the rear is a pleasant lawned garden
with stocked beds and borders and a
wooden shed. There is a double block
paved driveway to the front.

FLOOR PLAN



For full EPC please contact the branch



Total floor area 134.0 sq. m. (1,442 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

