



## 11 Lowedges Place

Lowedges , S8 7LU

Located on this quiet little known backwater on this no through road is this delightful three bedroomed, double fronted mid terraced property. Offered for sale on the open market with the benefit of no onward chain the property will be of particular interest to the first time buyer, investor and young family alike. With larger than average rear gardens, ample parking and no chain involved viewing is essential to do full justice. Located conveniently close to numerous amenities and falling within catchment for reputable schools number eleven offers spacious, well appointed and presented accommodation that in brief comprises entrance hall, sitting room, dining room, spacious kitchen, three generous bedrooms, family bathroom, stunning gardens and ample parking to the front.

£99,950



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**ENTRANCE HALL** A panelled and glazed front entrance door with glazed frosted middle sections give access to the reception hallway with a staircase to the first floor with handrail to the left hand side, central heating radiator and a wall mounted Honeywell for the gas thermostat control. A door gives access to a delightful open sitting room

**SITTING ROOM** 10' 8" x 18' 0" (3.25m x 5.49m) A delightful through reception room which has front and rear facing uPVC sealed unit double glazed picture windows, television aerial point, coving to the ceiling and 2x decorative central ceiling roses. There is a service hatch through to the kitchen itself and a tiled surround fireplace with an inset gas fire to the central section. A very well presented and proportioned principal reception room

**DINING ROOM** 9' 5" x 8' 8" (2.87m x 2.64m) A door gives access to a dining room which has coving to the ceiling, decorative central ceiling rose, front facing uPVC sealed unit double glazed picture window and a single panelled central heating radiator

**KITCHEN** 9' 2" x 17' 3" (2.79m x 5.26m) The dining room opens through to a delightful breakfast come dining kitchen. There are twin rear facing uPVC sealed unit double glazed picture windows enjoying views and aspects sweeping out over the rear garden. There is a deep stainless steel sink with dual drainer, plumbing for a washing machine, space point and plumbing for a free standing gas cooker and a wall mounted extractor fan. Also housed in here is the wall mounted Baxi solo gas combination central heating boiler. There is a range of wall and base units, roll top work surfaces and splash backs and space for a free standing fridge freezer and a Georgian style glazed rear entrance door. There is a central heating radiator and space for a free standing dining table. A door gives access to a useful side storage area which has a central heating radiator, a range of built in storage facilities housing the gas and electricity meters.

The first floor landing has a central heating radiator, rear facing uPVC sealed unit double glazed picture window and a door off giving access to back bedroom three

**BEDROOM ONE** 9' 9" x 12' 9" (2.97m x 3.89m) A door gives access to front double bedroom one which has a central heating radiator, television aerial point and a range of built in overhead storage facilities situated to one wall one of which provides deep useful hanging and storage facilities. There is a front facing uPVC sealed unit double glazed picture window enjoying views out over the front forecourt gardens. A spacious principal double bedroom

**BEDROOM TWO** 11' 0" x 9' 10" (3.35m x 3m) The second front double bedroom has a front facing uPVC sealed unit double glazed picture window, a range of built in storage facilities housing the hot water cylinder with shelving above and a double banked central heating radiator. There is a range of built in walk in storage facilities. A well presented and proportioned second double bedroom

**BEDROOM THREE** 10' 0" x 8' 3" (3.05m x 2.51m) A very generous sized third bedroom which has a picture rail, a range of built in storage running from floor to ceiling to one wall, central heating radiator and a rear facing uPVC sealed unit double glazed picture window with views and aspects out over the rear garden.

**BATHROOM** 8' 2" x 7' 8" (2.49m x 2.34m) The family bathroom has a full suite comprising of a low flush WC, pedestal wash hand basin, panelled and tiled surround bath with Triton T80 electric shower situated over. There is a central heating radiator, fully tiled walls, rear facing frosted uPVC sealed unit double glazed picture

**OUTSIDE** To the front of the property is a block paved driveway providing hard standing for up to three vehicles.

To the rear of the property are delightful enclosed family and pet friendly gardens. The gardens are low maintenance and laid to pebble chipping with a pathway to the right hand side and attractive well stocked mature side and rear borders. There is a large external wooden built lockable storage facility. The gardens are well screened and well enclosed and enjoy a southerly aspect.

**VALUER** Andy Robinson

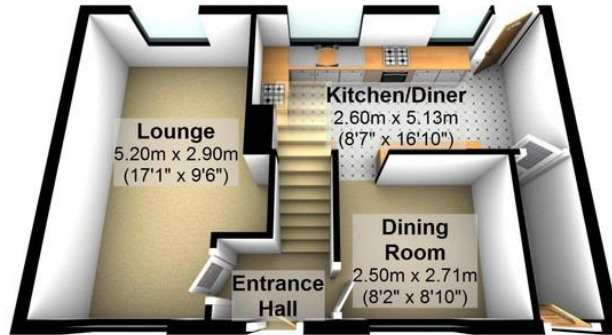






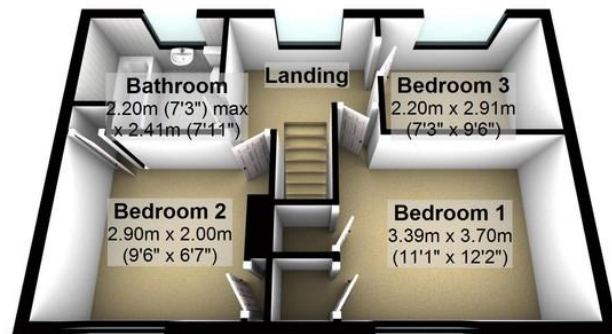
## Ground Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 84.4 sq. metres (908.9 sq. feet)

### Viewing and Offer Procedure

All enquiries and negotiations through Whitehornes on 0114 2506070. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our mortgage consultants will speak with you to "qualify" your offer.

### Sales Particulars

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Items described in these particulars are included in the sale although we cannot verify that they are in working order, or fit for their purpose - the buyer is advised to obtain verification from their solicitor or surveyor. Please note all the measurement details are approximate and should not be relied upon as exact. All plans/maps contained within our brochures are for identification and guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact

### Additional Whitehorne Independent Estate Agent Information

Whitehorne Independent Estate Agents are committed to offering the best possible service to our clients. We have on hand mortgage consultants, at Independent Mortgage Services, to help you find the best mortgage deals for your individual needs - deals that in some cases are not available direct. Please contact Whitehorne Estate Agents on 0114 2506070 for this service.

