



Lane End,Chapeltown Sheffield S35 2UH

welcome to

Lane End, Chapeltown Sheffield

GUIDE PRICE £175,000-£180,000 - YOUR SEARCH ENDS HERE - Offered to market is this STUNNING three bedroom mid terraced property boasting spacious accommodation throughout, off road parking & a delightful rear garden. Making the ideal purchase for the FTB/small family buyer...DON'T MISS OUT!!!



Lounge

Having a front facing double glazed window, door and a radiator.

Dining Room

11' 10" x 11' 4" into breast recess (3.61m x 3.45m into breast recess)

Having a rear facing double glazed window, a radiator and a door to the cellar.

Kitchen

11' 4" x 5' 1" (3.45m x 1.55m)

Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a side facing double glazed window & door, a rear facing double glazed window and a radiator.

Landing

Fitted with a built in storage cupboard.

Bedroom Two

11' 10" x 11' 7" into breast recess (3.61m x 3.53m into breast recess)

Having a rear facing double glazed window and a radiator.

Bedroom One

10' 9" x 11' 8" into breast recess (3.28m x 3.56m into breast recess)

Having a front facing double glazed window and a radiator.

Bedroom Three

10' 6" x 6' 9" into breats recess (3.20m x 2.06m into breats recess)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath, a separate shower cubicle, a hand wash basin and a WC. Having a rear facing double glazed window, a heated towel rail and spotlights.

Outside

To the front of the property is access to a shared drive leading down the side of the property towards the garden & a large outbuilding.

To the rear a beautifully presented lawned garden with a patio and flower beds.



view this property online williamhbrown.co.uk/Property/RTF116190



welcome to

Lane End, Chapeltown Sheffield

- Three bedroom mid terraced property
- Stunning accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/small family
- Off road parking & delightful rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£175,000-£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF116190](https://www.williamhbrown.co.uk/Property/RTF116190)



Property Ref:
RTF116190 - 0003

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



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)