



57 Bramley Lane, Sheffield, S13 8TY

Saxton Mee

57 Bramley Lane

£285,000

A great opportunity to acquire a superbly proportioned three double bedroomed and two bathroomed semi detached house which benefits from being considerably extended both to the rear and into the loft space creating a second floor.

The property forms part of this sought after development which stands within easy reach of a really good range of local amenities including schooling, supermarket, and ease of access to the Parkway, City centre and motorway network links.

Offered for sale with a very short established upward chain, this house is ideal for a family being complemented by an attractive established rear garden and offers gas central heating and double glazing with the accommodation briefly comprising: entrance porch, hall, living room with feature fireplace and bay window, extended kitchen, dining room which opens through to the garden room, downstairs WC. First floor landing, master bedroom with en-suite shower room which was formerly the third bedroom, double bedroom two with pleasant aspect to the rear, excellent bathroom. Second floor loft bedroom with walk in wardrobe along with eaves storage and additional recessed wardrobe.

Drive with ample off road parking, front garden, garage and private rear garden with patio and lawn along with wooden gazebo.

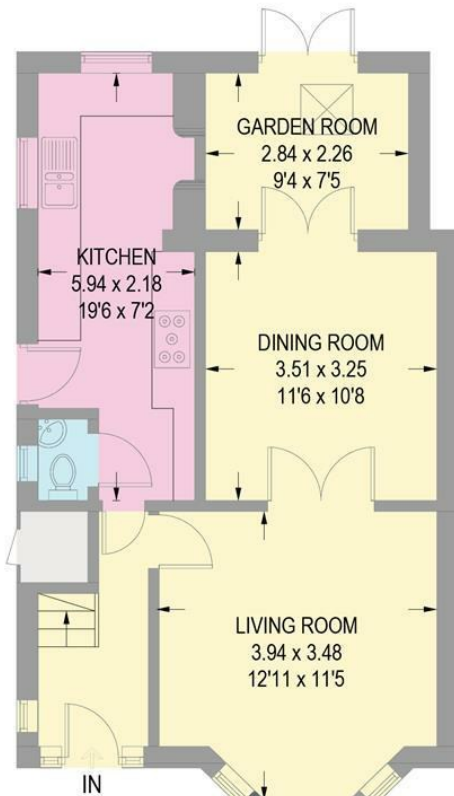


- Considerably extended
- Three double bedrooms, two bathrooms
- Sought after locality
- Perfect family home
- Lovely rear garden with patio, lawn and gazebo
- Loft conversion
- Master bedroom with en-suite shower room
- Viewing recommended
- Gas central heating and double glazing
- EPC: D Tenure: Council Tax Band: B

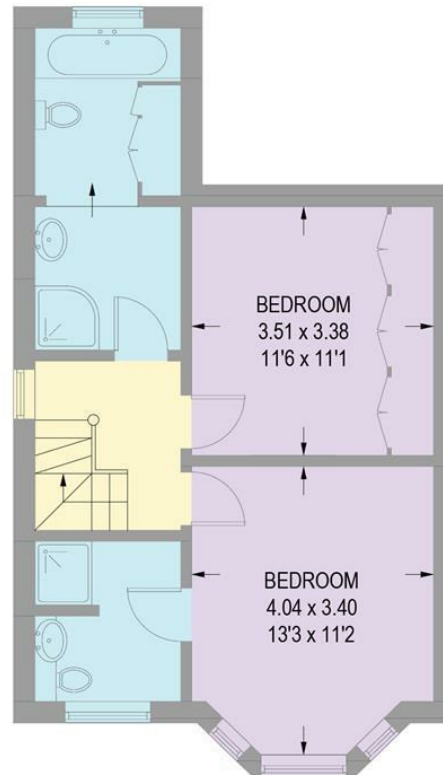


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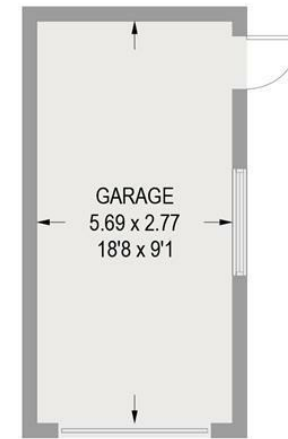
APPROXIMATE GROSS INTERNAL AREA = 114.9 SQ M / 1237 SQ FT
 GARAGE / EXTERNAL STORE = 16.5 SQ M / 178 SQ FT
 TOTAL = 131.4 SQ M / 1415 SQ FT



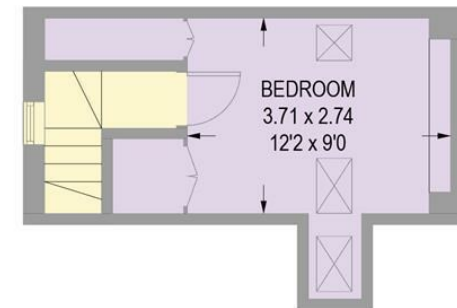
GROUND FLOOR
52.8 SQ M / 568 SQ FT



FIRST FLOOR
45.5 SQ M / 490 SQ FT



(NOT SHOWN IN ACTUAL
 LOCATION / ORIENTATION)



SECOND FLOOR
16.6 SQ M / 179 SQ FT

Illustration for identification purposes only,
 measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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