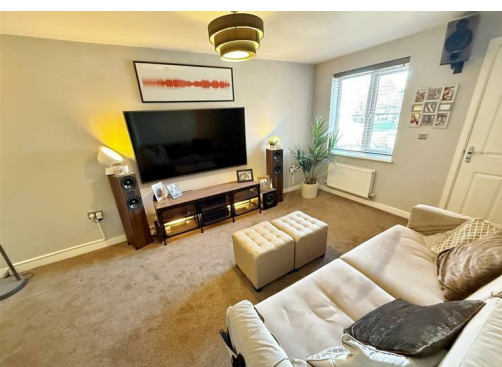




Lysander Place, Sheffield, S13 7AA

£256,995

Great value modern detached house on popular development. Modern dining kitchen with appliances plus contemporary bathroom, en suite & WC. Well presented gardens plus driveway parking & garage with remote controlled door. Ready to move in with flooring, blinds & light fittings.



5 Lysander Place, Sheffield, S13 7AA

We are delighted to offer for sale this modern detached house located on a popular development with public open space to the front and with access to amenities and transport links. Having been constructed in 2018 the property still benefits from over 3 years remaining of its New Home Structural Warranty

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus a contemporary bathroom, en suite and WC. Items of note include French doors to the rear plus a remote controlled garage door. There are ample sockets and media points to the property. The home is ready to move in with flooring, blinds and light fittings included.

To the ground floor is an entrance hall, lounge, inner lobby, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

The property benefits from well presented gardens to the front and rear with patio areas, planting, lawns plus external tap and power. There is a double driveway leading to a garage with power and light plus remote controlled door.

Tenure - Freehold
Estate Management Fee - £150 pa.
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With entrance matting.

Lounge 16'1"(max) x 10'2"(max)
(4.92m(max) x 3.12m(max))

With fitted flooring and blinds.

Inner Lobby

With fitted carpets.

Dining Kitchen 18'10" x 7'8" (5.76m x 2.34m)

Having a comprehensive range of modern

wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob, hood, fridge freezer and dishwasher. Laminate flooring and French doors leading to the rear garden.

WC 4'4" x 2'11" (1.33m x 0.91m)

Having contemporary white sanitary ware with tiling, mirror and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 14'2"(max) x 9'7"(max)
(4.34m(max) x 2.93m(max))

With carpets, blinds, storage and shelving.

En Suite 6'10"(max) x 4'3"(max)
(2.09m(max) x 1.31m(max))

Having contemporary white sanitary ware with double shower, tiling, recessed spot lights, chrome ladder radiator, vinyl flooring and blind.

Bedroom 2 11'3" x 8'7" (3.44m x 2.64m)

With carpets and blinds.

Bedroom 3 9'10" x 7'10" (3.00m x 2.39m)

With carpets and blinds.

Bathroom 8'8" x 5'6" (2.65m x 1.70m)

Having contemporary white sanitary ware with tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

EXTERNAL

The property benefits from well presented gardens to the front and rear with patio areas, planting, lawns plus external tap and power. There is a double driveway leading to a garage with power and light plus remote controlled door.





