



### Archer Lane, Carter Knowle, Sheffield

A unique opportunity to purchase this spacious three bedroom detached property situated in a highly sought after area. Offering two reception rooms, carport and low maintenance enclosed rear garden. On the door step to great local amenities, good choice of local schools and good road links to Sheffield and the Peak District. Ideal family home!!

### Asking Price Of £300,000

- THREE BEDROOMS
- DETACHED HOUSE
- SPACIOUS THROUGHOUT
- TWO RECEPTION ROOMS
- OFF ROAD PARKING AND CARPORT



## Property Description

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### HALLWAY

Enter though recently fitted composite door into spacious hallway with carpet flooring. Ceiling light, smoke alarm, radiator and window. Stair rise to first floor landing and doors to two reception rooms and kitchen.

### RECEPTION ROOM 1

11' 5" x 11' 11" (3.48m x 3.65m)

A front facing bright room with carpet flooring and walk in bay window. Ceiling light, radiator and TV point.

### RECEPTION ROOM 2

9' 10" x 12' 10" (3.02m x 3.93m)

A second good sized rear facing room with carpet flooring, neutral decor and fireplace. Ceiling light, radiator and TV point. Sliding patio doors onto rear garden.

## Archer Lane, Carter Knowle, Sheffield



### KITCHEN

7' 11" x 8' 10" (2.42m x 2.70m)

Fitted with ample wall and base units, electric oven and integrated gas hob. Space for full height fridge/freezer, washing machine and microwave. Ceiling light, radiator, wood flooring and combi boiler. Door into carport.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, smoke alarm and window. Doors to three bedrooms, shower room, WC and access to the loft.

### BEDROOM 1

11' 3" x 12' 0" (3.45m x 3.66m)

A front facing double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and walk in bay window with views.

### BEDROOM 2

9' 10" x 12' 9" (3.01m x 3.91m)

A second double bedroom with carpet flooring and wallpapered walls. Ceiling light, radiator and window with extensive views to the rear.

### BEDROOM 3

7' 4" x 7' 4" (2.25m x 2.26m)

A good sized single bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window to the rear.

### SHOWER ROOM

5' 10" x 4' 9" (1.78m x 1.46m)

Comprising of walk in double shower cubicle with plumbed in shower and vanity unit with wash basin. Ceiling light, obscure glass window, tiled flooring and part tiled walls.

### WC

2' 11" x 12' 2" (0.91m x 3.71m)

With close coupled WC, ceiling light, radiator and obscure glass window. Wood effect flooring.

### OUTSIDE

To the front of the property is a low rise wall to the boundaries, gate to driveway and feature gravel area which leads to carport with garage door. To the rear of the property is an enclosed low maintenance patio, shrubs and gravel area.

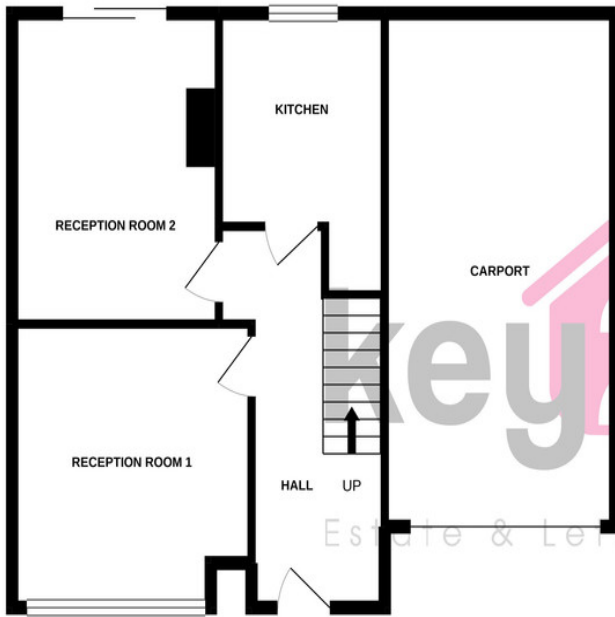
### PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER

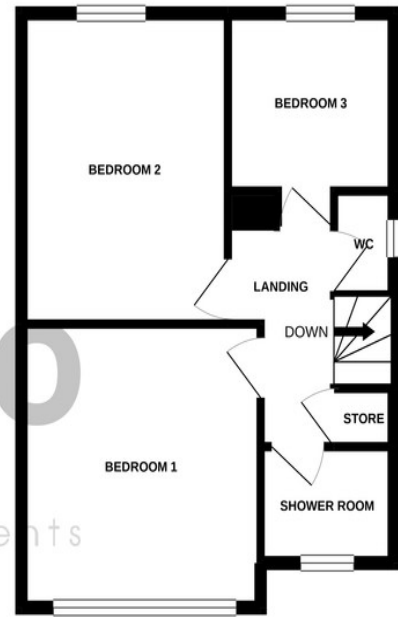


## Archer Lane, Carter Knowle, Sheffield

GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Tenure

Leasehold

### Council Tax Band

D

### Viewing Arrangements

Strictly by appointment

### Contact Details

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## EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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