

## Marketing Preview



**212 Derbyshire Lane, Sheffield, S8 8SE**

**£200,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



CHAIN FREE! A deceptively spacious three bedroom property with fantastic views to the rear. Close to the great local amenities of Woodseats and on the doorstep of several schools.

### SUMMARY

CHAIN FREE! A deceptively spacious three bedroom property with fantastic views to the rear. Close to the great local amenities of Woodseats and on the doorstep of several schools.

### PORCH

Entrance through a UPVC door into the porch with neutral decor and hardwearing carpet. Ceiling light and door to the lounge.

### LOUNGE 12'1" x 12'1"

Neutrally decorated and with carpeted flooring. Ceiling light, radiator and window overlooking the front of the property. Feature fireplace, TV point and door to the inner hallway.

### INNER HALLWAY

With stairs rising to the first floor landing. Neutral decor, carpeted flooring and radiator. Door to the dining room.

### DINING ROOM 11'9" x 11'9"

A formal dining room/ second reception room with window overlooking the rear of the property. Ceiling light, radiator and door to the cellar head. Neutral decor and wooden flooring. Door to the kitchen.

### KITCHEN 5'6" x 15'1"

Fitted with ample high gloss wall and base units with wood effect worktop and tiled splash backs. Stainless steel sink and drainer with mixer tap. Double oven, hob and extractor fan. Under counter space for a washing machine and dishwasher. Space for a full height fridge/freezer. Two ceiling lights, radiator and boiler. Two windows, laminate flooring and UPVC door to the rear garden.

### STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with ceiling light and further stair case to the attic bedroom. Doors to two bedrooms and the bathroom.

### BEDROOM 1 11'9" x 12'1"

A generous double bedroom with ceiling light, radiator and window overlooking the front of the property. Neutral decor and carpeted flooring.

### BEDROOM 2 9'2" x 6'10"

A single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear with amazing views over Sheffield and the Peak District.

### BATHROOM 5'6" x 9'2"

Comprised of a bath with mixer tap and shower head, shower cubicle with over head and handheld shower. Vanity unit with wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and flooring.

### BEDROOM 3 12'1" x 12'1"

Carpeted stairs rise to the double, bright attic bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and Velux style window. Two eaves storage rooms.

### OUTSIDE

The front of the property has a patio area with mature hedges creating privacy. The rear garden has a decked area, with steps descending to a lawn. Shed, fencing and mature trees. Shared access to a neighbouring property.

### PROPERTY DETAILS

LEASEHOLD - YEARS REMAINING TBC

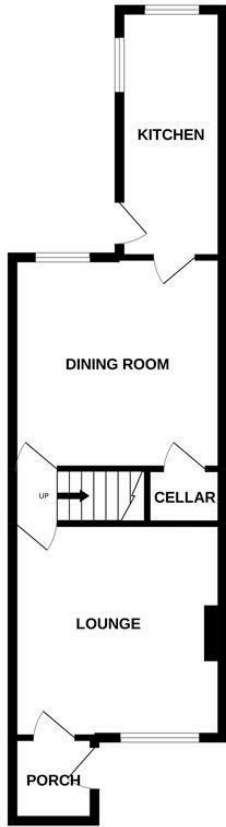
GROUND RENT - £2 PA

GAS CENTRAL HEATING

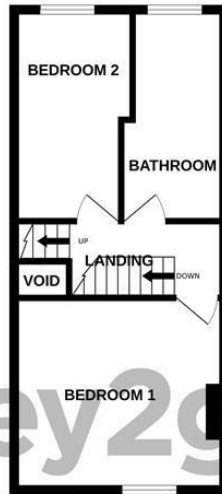
COMBI BOILER

FULLY UPVC DOUBLE GLAZED

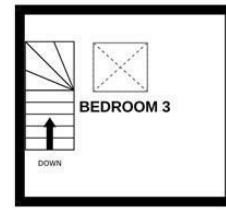
GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR  
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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