

Marketing Preview



38 Hemper Lane, Sheffield, S8 7FD

£375,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



A fantastic opportunity to purchase this beautifully presented and maintained, spacious three bedroom semi-detached property which is situated in a highly sought after area. Offering two reception rooms, new bathroom and roof. Having off road parking, car port and garage. Also having scope for an extension and a large enclosed garden. Great road networks to the City Centre. Close to amenities, shops and schools. Perfect family home!

SUMMARY

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HALLWAY

Enter via a composite door into the bright hallway with tile effect flooring, spotlighting and radiator. An arch and doorway to the inner hallway. Door to the downstairs WC.

DOWNSTAIRS WC 2'8" x 4'11"

Comprising of a vanity wash basin, close coupled WC and contrasting flooring. Spotlighting, radiator and obscure glass window.

INNER HALLWAY

A welcoming hallway with ceiling light, radiator stair rise to the first floor. Doors to the kitchen and dining room.

BREAKFAST KITCHEN 8'6" x 13'2"

Comprising of wall and base units, contrasting worktops and tiled splash backs. One and a half sink with a drainer and mixer tap. Oven, hob and extractor fan. Integrated dishwasher and integrated fridge/freezer. Under counter space for a washing machine. Fitted two seat table and carpeted flooring. Two ceiling lights, radiator and window to the rear. Side door to the car port and door to the lounge.

LOUNGE 11'7" x 15'8"

A bright reception room with neutral decor, carpeted flooring and an original cast iron fireplace. Ceiling light, radiator and bay with sliding patio doors to the rear. Sliding doors to the dining room.

DINING ROOM 12'5" x 11'9"

Having carpeted flooring, ceiling light, radiator and bay window to the front.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light and obscure glass window. Access via a fixed loft ladder to the fully boarded loft with a velux style window. Doors to the three bedrooms and bathroom.

BEDROOM ONE 11'7" x 13'1"

A large, bright double bedroom which is decorated in earth tones and carpeted flooring. Ceiling light, radiator and window to the rear with views of the garden.

BEDROOM TWO 11'7" x 15'1"

A second large double bedroom with a feature wallpapered wall, carpeted flooring and fitted wardrobes. Ceiling light, radiator and walk in bay window to the front.

BEDROOM THREE 7'4" x 6'6"

A third single bedroom with painted walls, carpeted flooring and over stairs storage cupboard. Ceiling light, radiator and window to the front.

BATHROOM 7'4" x 9'10"

A stunning bathroom having a large walk in shower cubicle with an overhead and handheld shower. Vanity wash basin, close coupled WC and bidet. Bath with a mixer shower tap. Spotlighting, ladder style radiator and obscure glass window. Cupboard housing the boiler, fully tiled walls and vinyl flooring.

OUTSIDE

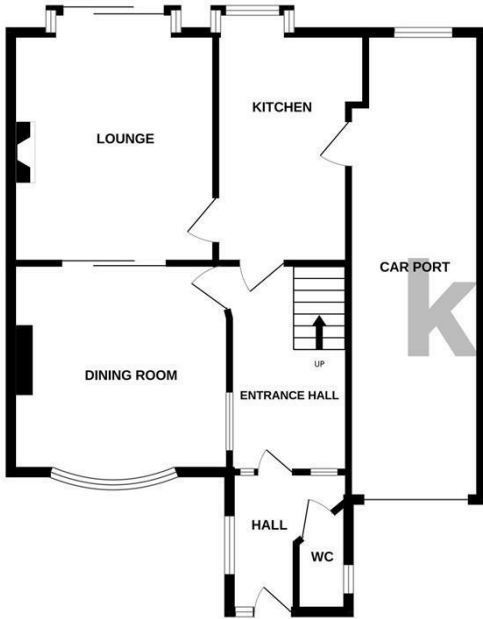
To the front of the property is a lawn area and brick paved driveway leading to the secure car port.

To the rear of the property is a beautifully presented garden with two patio areas, larger than average lawn access to the garage via a car port with power and lighting. Shed, well maintained plants and shrubs.

PROPERTY DETAILS

- LEASEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.8 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) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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