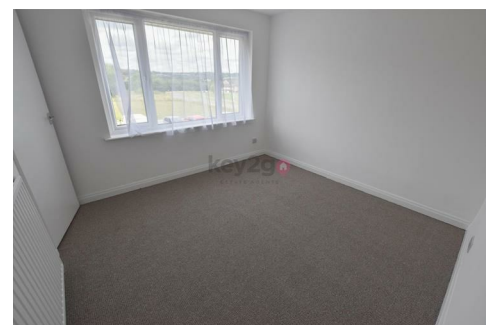


## Marketing Preview



**136 Skelton Lane, Woodhouse, Sheffield, S13 7JT**

**£160,000**

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





**\*\* GUIDE PRICE £160,000 - £170,000\*\* CHAIN FREE!!** A fantastic opportunity to purchase this three bedroom end terraced property which has been freshly painted and has new flooring throughout as well as overlooking fields, woodland and Shirebrook valley conservation area. Being modern throughout, ready to move into and offering a downstairs WC. Close to great amenities and good road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

## SUMMARY

**\*\* GUIDE PRICE £160,000 - £170,000\*\* CHAIN FREE!!** A fantastic opportunity to purchase this three bedroom end terraced property which has been freshly painted and has new flooring throughout as well as overlooking fields, woodland and Shirebrook valley conservation area. Being modern throughout, ready to move into and offering a downstairs WC. Close to great amenities and good road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

## HALLWAY

Enter via composite door with an obscure glass window into the hallway with neutral decor and tile effect flooring. Ceiling light, smoke alarm and radiator. Under stairs storage cupboard and doors to the lounge, kitchen/diner and WC.

## WC 2'4" x 5'1"

Comprising of a close coupled WC and wash basin. Ceiling light, obscure glass window and boiler. Neutral decor and tile effect flooring.

## LOUNGE 14'0" x 19'11"

Having neutral decor and carpeted flooring. Two ceiling lights, two radiators and window to the front and rear. Stair rise to the first floor and patio doors to outside.

## KITCHEN/DINER 9'7" x 19'10"

Fitted with ample wall and base units, contrasting worktops and upstands. Stainless steel sink with a chrome mixer tap. Space for a freestanding cooker and under counter fridge which is included in the sale. Wall lighting, radiator and windows to the front and rear. Neutral decor and tile effect flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light and doors to the airing cupboard housing the hot water cylinder, three bedrooms and bathroom.

## BEDROOM ONE 7'10" x 11'10"

A double bedroom with neutral decor, carpeted flooring and over stairs storage cupboard. Ceiling light, radiator and window.

## BEDROOM TWO 7'3" x 11'3"

A second double bedroom with neutral decor, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window.

## BEDROOM THREE 13'10" x 8'1"

A third bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window.

## BATHROOM 9'7" x 5'4"

Comprising of a bath with an electric shower, vanity wash basin and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and tile effect flooring.

## OUTSIDE

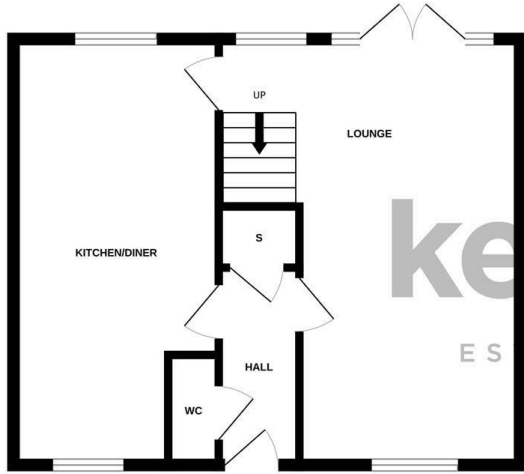
To the front of the property is a lawn area and fencing to the boundaries.

To the rear of the property is an enclosed garden with a patio area, lawn areas and fencing to the boundaries.

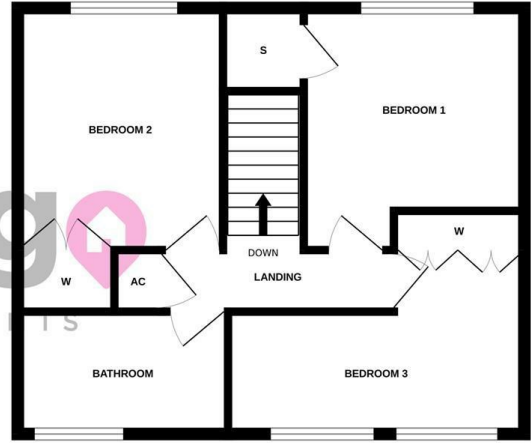
## PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND

GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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>		
(69-80) <b>C</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	

