

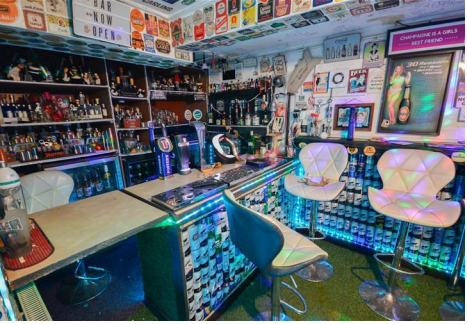
Marketing Preview



94 Fox Lane, Sheffield, S12 4WW

£225,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! *** GUIDE PRICE £225,000-£235,000*** A unique opportunity to purchase this large three double bedroom semi-detached property which has amazing view over Sheffield to the rear. Offering an open plan lounge/diner, downstairs WC, utility room and a basement level bar. Also having two garages, off road parking and a private garden. Close to great amenities, road links to Sheffield City Centre and M1 Motorway.

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with white walls and carpeted flooring. Ceiling light, radiator and double doors to the lounge/diner.

LOUNGE/DINER 18'8" x 24'3"

A large reception room with a feature wallpapered wall, part carpeted/part wooden flooring and a log burner. Two ceiling lights, five wall lights and two radiators. Large floor to ceiling window and a side window. Stair rise to the first floor, sliding patio doors to the balcony and door to the kitchen.

KITCHEN 10'4" x 9'11"

Fitted with wall and base units, contrasting worktops and tiled splash back. One and a half sink with a drainer and mixer tap. Integrated dishwasher, double oven and space for a range cooker. Ceiling light, spotlighting, radiator and window to the front. Tiled flooring and door to the utility.

UTILITY ROOM 5'9" x 5'6"

Having space for a washing machine and tumble dryer. Wooden flooring, ceiling strip lighting and uPVC door to the rear. Door to the downstairs WC.

DOWNSTAIRS WC 2'7" x 5'4"

Comprising of a wash basin and low flush WC. Ceiling light and obscure glass window. Part tiled walls and tiled flooring.

STAIRS/LANDING

A wooden stair rise to the first floor spacious landing with a ceiling light, radiator and large storage cupboard. Doors to the three bedrooms and bathroom.

BEDROOM ONE 11'1" x 13'10"

A generous sized airy double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear with amazing open views.

BEDROOM TWO 9'6" x 15'11"

A second large double bedroom with feature wallpapered wall, carpeted flooring and built in wardrobes. Two ceiling lights, radiator and two windows to the front.

BEDROOM THREE 11'0" x 7'8"

A third double bedroom with white walls, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear with views.

BATHROOM 8'7" x 7'9"

Comprising of a bath with a mixer shower tap, double shower cubicle, pedestal sink and low flush WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

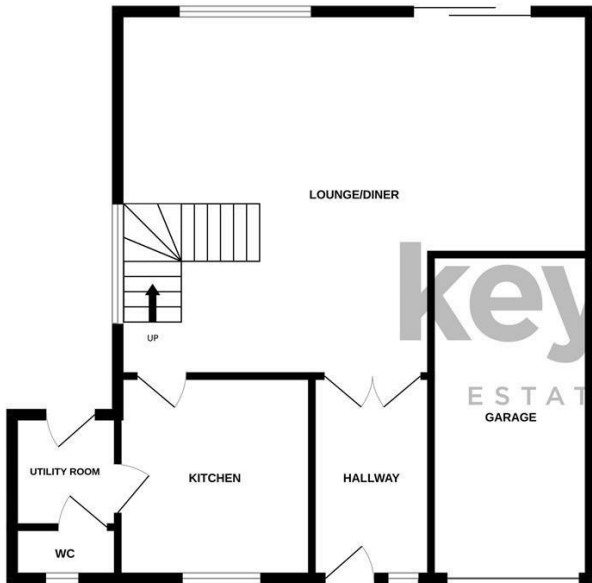
To the front of the property is an astroturf area, driveway and garage. Across way is a second garage and shrubbery.

To the rear of the property is steps with iron railings, lawn area and shrubbery. Balcony and door to the bar/basement level.

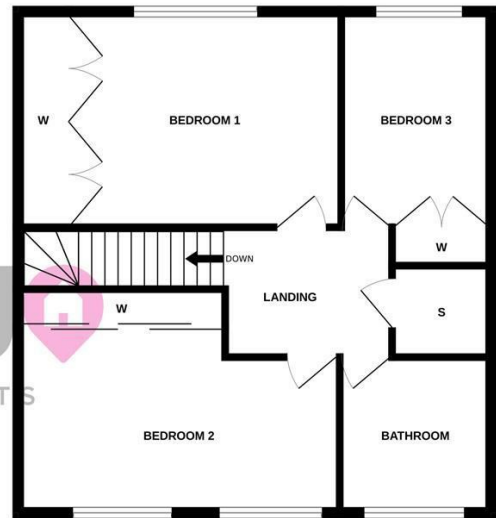
PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C

GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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		
(69-80) C		
(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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