

54, Common Lane

Sheffield, S11 7TG

Description

An extended 1940's detached family home that has a lovely feel throughout and the potential for further accommodation and a larger kitchen by perhaps knocking through the garden room into the garage to make a fabulous open plan kitchen that would enjoy the best view in the house (subject to reas) and give this house the wow factor. This spacious home has 1779 square feet of living space including four double bedrooms that are well supported by three spacious reception areas and two bathrooms (one ensuite). The location is almost unparalleled in the city, being situated in an almost rural position, backing onto playing fields, on the edge of the scenic Mayfield Valley yet within walking distance of some of the best schools in the south west sector of the city and further, comprehensive local amenities at Bents Green. The property is situated on a generous plot, well back from the road and offers plenty of off road parking and, at the rear, a large deck outside the house which leads onto a pretty garden with a brook at the bottom of the lawn. The garden has lovely views over the surrounding playing fields and is the perfect setting for children to play or to be redesigned by a keen horticulturist.

- Four bedrooms.
- Two bathrooms including one ensuite.
- Substantial garden room in the extension to the rear.
- Large sitting room.
- Dining room with bay window.
- Breakfast kitchen.
- Off road parking, garage and lovely gardens to the front and rear.
- Gas central heated and UPVC double glazed.
- EPC rating D67 and Council Tax Band G.
- 800 year lease from 1944 at an annual ground rent of £10.





















Bakewell

3 Royal Oak Place Matlock Street Bakewell DE45 1HD T: 01629 700699 E: bakewell@elr.co.uk

Banner Cross

888 Ecclesall Road Banner Cross Sheffield S11 8TP T: 01142 683388 E: bannercross@elr.co.uk

Dore

33 Townhead Road Sheffield S17 3GD T: 0114 2362420 E: dore@elr.co.uk

Hathersage

Main Road, Hathersage Hope Valley Derbyshire S32 1BB T: 01433 651888 E: peakdistrict@elr.co.uk

Rotherham

149 Bawtry Road Wickersley Rotherham S66 2BW T: 01709 917676 E: wickersley@elr.co.uk



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