



Roe Lane

Sheffield, S3 9AL

Guide Price £280,000 - £290,000



- 4 BED VICTORIAN SEMI DETACHED
- MODERN KITCHEN AND BATHROOM
- PLENTY OF STORAGE THROUGHOUT
- CLOSE TO AN ARRAY AMENITIES
- COUNCIL TAX BAND B
- BURSTING WITH CHARACTERFUL, ORIGINAL FEATURES
- GENEROUS ROOM DIMENSIONS THROUGHOUT
- CAPTIVATING WALLED GARDEN WITH ORIGINAL WASH HOUSE
- GOOD COMMUTER LOCATION FOR THE CITY OR NORTHERN GENERAL HOSPITAL
- LEASEHOLD

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GUIDE PRICE £280,000 - £290,000. Nestled on Roe Lane in the vibrant city of Sheffield, this charming Victorian semi-detached house offers a delightful blend of character and modern living. Spanning three floors, the property boasts an impressive layout with three reception rooms, providing ample space for both relaxation and entertaining.

Located within walking distance of an array of amenities, surrounded by reputable schools, direct roads leading to Sheffield centre and the Northern General hospital and serviced by good public bus routes than run frequently and often

The home features four generously sized double bedrooms, each exuding a sense of warmth and comfort, making it ideal for families or those seeking extra space. The bathrooms have been thoughtfully modernised, ensuring convenience without compromising the property's original charm.

As you step inside, you will be greeted by an array of characterful features, including tall ceilings, original fireplaces, picture rails, and exquisite ceiling roses that reflect the elegance of the Victorian era. These details create a unique atmosphere that is both inviting and stylish.

The modern kitchen is well-equipped, making it a perfect hub for culinary enthusiasts. The captivating gardens surrounding the property enhance its appeal, providing a serene outdoor space for relaxation or entertaining guests. With plenty of kerb appeal, this home is sure to impress from the moment you arrive.

Briefly comprising entrance hall, living room, dining room, kitchen, sun room, cellar, master bedroom with ensuite shower room, three further double bedrooms and family bathroom.

In summary, this Victorian semi-detached house on Roe Lane is a rare find, combining spacious living with charming period features. It is an ideal choice for those looking to enjoy the best of both worlds in a thriving Sheffield neighbourhood.

ENTRANCE HALL

Through a glazed composite door leads into an impressive, roomy entrance hall, featuring characterful moulded archways, tall ceilings, wall mounted radiator and stairs rising to the first floor.

LIVING ROOM

13'8" x 13'1" (4.19 x 4)

A beautiful, light and airy living room hosting a captivating cast iron fireplace with ceramic tile detailing around, oak mantle and a gas fire, giving a great focal point to the room and cosy feel in the wintry months, drenched in natural light through a large front facing uPVC bay window, also comprising a statement corner vertical grey radiator, air flow heating vents around the bay, aerial point, picture rail and delicate ceiling rose.

DINING ROOM

13'6" x 12'9" (4.13 x 3.9)

A splendid formal dining room hosting an original slate fireplace, with tiled surround and gas fire, picture rail, intricate coving and uPVC window over looking the conservatory.

BREAKFAST KITCHEN

12'5" x 11'1" (3.8 x 3.4)

A contemporary dark wood kitchen offering an array of wall and base units providing plenty of storage space, contrasting black work surfaces and breakfast bar, inset stainless steel sink and drainer with mixer tap, inset 4 ring electric hob and extractor hood above, integrated oven and grill, integrated fridge, under counter space and plumbing for a washing machine and dishwasher, housed boiler, wall mounted radiator, uPVC window over looking the conservatory, doors leading to the sun room and cellar.

CONSERVATORY

12'5" x 8'6" (3.8 x 2.6)

A great addition to any home, offering that extra living space to use as you wish, comprising wall mounted electric heater, wall lighting, tiled flooring, exposed brick walls, uPVC window and uPVC French doors opening out directly onto the patio, creating a great social space.

CELLAR

Offering that extra storage we all crave, this magnificent cellar, offers three compartments, all with lighting and sockets, perfect for extra appliances if required. A few on the street have also been converted, so the option is there if desired.

BEDROOM 1

13'1" x 13'1" (4 x 4)

An elegant master bedroom hosting a wall of dark wood wardrobes, vanity shelves, ambient wall lights, wall mounted radiator, front facing uPVC window and door leading into the ensuite shower room.

ENSUITE SHOWER ROOM

8'3" x 4'1" (2.54 x 1.27)

A handy addition to any busy household, this generously sized, modern shower room is fully tiled in serene natural tones, comprising large double shower cubicle with electric shower, light wood built in vanity unit and matching wall cabinet, inset ceramic sink, low flush WC, chrome heated towel rail, inset spots and extractor fan.

BEDROOM 2

11'9" x 10'9" (3.6 x 3.3)

Currently used as a home office, this large second bedroom hosts a wall of light wood wardrobes, built in book shelving, wall lights, wall mounted radiator and uPVC window.

BEDROOM 3

12'0" x 9'0" (3.67 x 2.76)

A well presented third double bedroom comprising wall mounted radiator and uPVC window.

BATHROOM

8'8" x 3'11" (2.65 x 1.2)

A contemporary, monochrome family bathroom comprising bath with shower over, white vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail, inset spots and frosted uPVC window.

BEDROOM 4/ATTIC ROOM

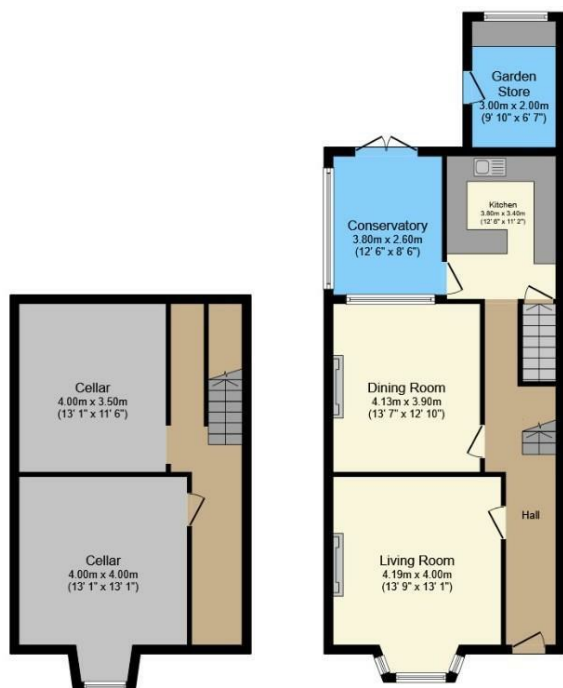
18'0" x 13'1" (5.5 x 4)

Currently used as a studio/work room, but could easily be transformed into a large attic bedroom or home office maybe, it is only partitioned with a stud wall so can easily be made into one big room if needed. Currently comprising built in storage cupboard, doors leading to further eaves storage, uPVC window, further Velux window and spot lighting.

EXTERIOR

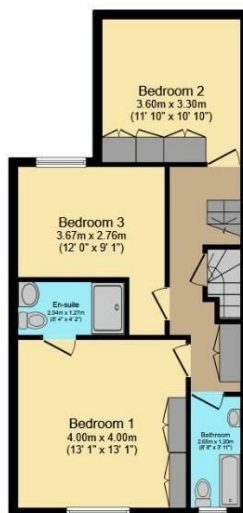
The property boasts great kerb appeal with a well adorned, cascading front garden, surrounded by privet hedging; adding a level of privacy and fully enclosed with a cast iron gate. To the rear of the property is a beautiful, walled garden hosting a sizeable slabbed patio area, perfect for entertaining in the summer months, a further slabbed seating area toward the bottom of the garden allowing you to chase the sun, well stocked and established flower beds and raised beds, a green house for the green fingered amongst us, a large built in store room and flood lighting. To the rear of the property is also the old wash house, a great characterful building which is now used as an idyllic potting shed, hosting the original stone sink with tap, single glazed window, lighting and sockets.

Floorplan

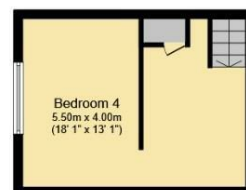


Cellar
Floor area 44.0 sq.m. (474 sq.ft.)

Ground Floor
Floor area 69.0 sq.m. (742 sq.ft.)



First Floor
Floor area 54.5 sq.m. (586 sq.ft.)



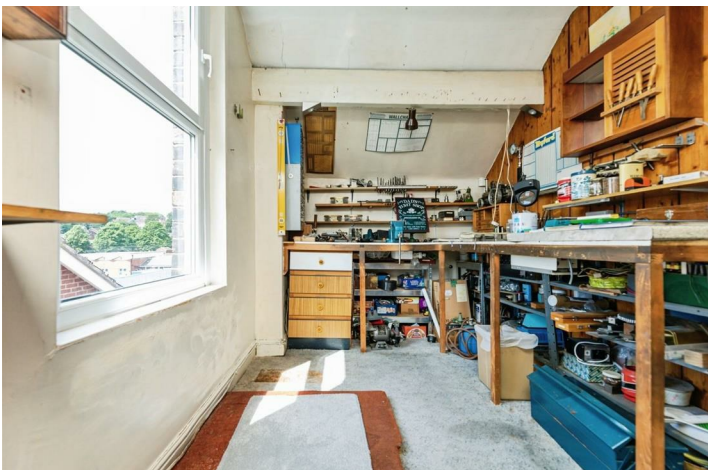
Second Floor
Floor area 21.2 sq.m. (228 sq.ft.)

Total floor area: 188.6 sq.m. (2,030 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

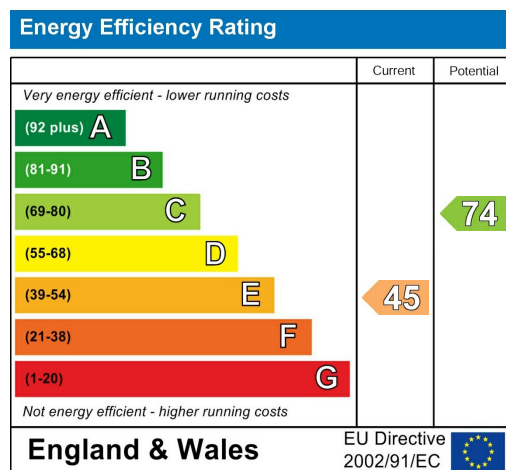
HUNTERS







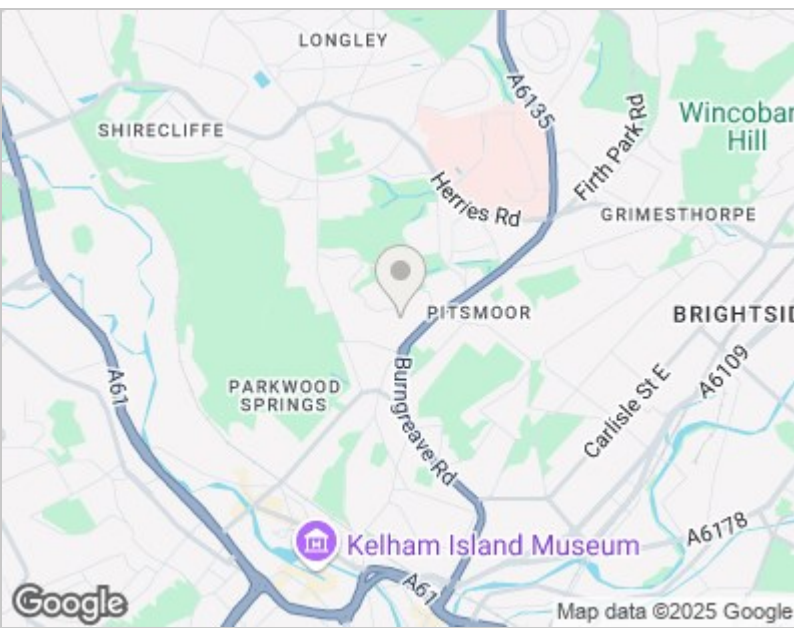
Energy Efficiency Graph



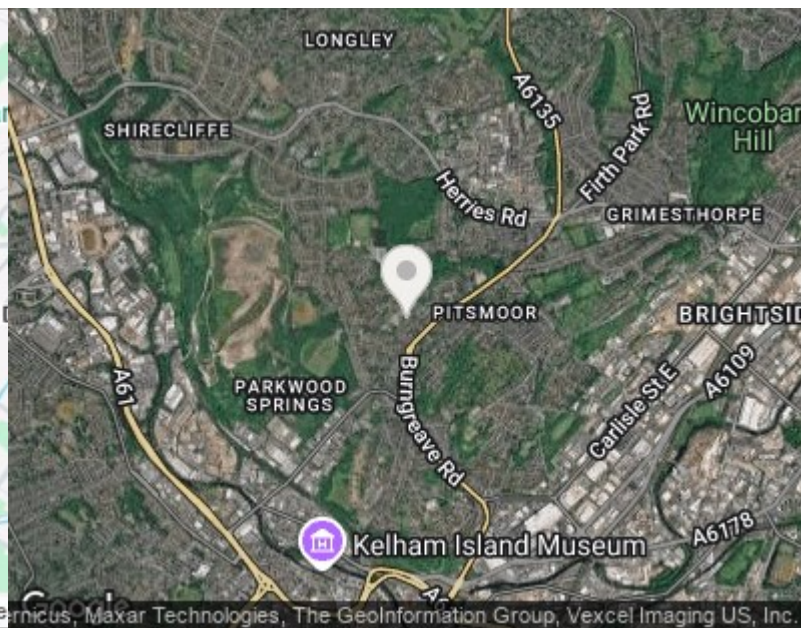
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

