





# 9, Lizzie Lane

Sheffield, S3 8AZ

## Description

Upon entering, you will be greeted by a spacious reception room that flows seamlessly into a bespoke kitchen, equipped with top-of-the-range appliances and elegant finishes. The property boasts four well-appointed bedrooms, including a luxurious master suite that features its own private balcony, perfect for enjoying morning coffee or evening sunsets. With two contemporary bathrooms including a Villeroy and Boch master suite, en-suite shower room and a useful downstairs W/C, convenience and comfort are at the forefront of this home. The house has triple glazing with high levels of airtightness. Heating is gas free, serviced by a Mechanical Ventilation Heat Recovery System (MVHR) which extracts the existing stale air and brings a constant flow of fresh air warmed by the heat recovery system - a super smart eco home!

The townhouse is adorned with bamboo flooring throughout, adding a touch of warmth and sophistication. Step outside to discover a delightful terrace that overlooks the beautifully maintained communal lawned gardens, providing a serene outdoor space for gatherings or quiet reflection.

For those with vehicles, the property includes a large garage with parking for an SUV and electric garage door with fob, along with additional storage on the ground floor, ensuring practicality is never compromised, as well as utility room and W/C. The vibrant Kelham Island area is renowned for its local bars and restaurants, including the award-winning DOMO Sardinian restaurant, which is conveniently located within the Little Kelham development, as well as the Bakers Yard Bakers.



- Sold via ELR Premium (Buyers Fee of £595 inc VAT applies)
- Bespoke kitchen design
- Balcony off master suite
- Close to bars and restaurants
- Four spacious bedrooms
- Bamboo flooring throughout
- Large garage for SUV
- GUIDE PRICE £425,000 to £450,000
- Terrace with garden views
- Trendy Little Kelham area





With excellent transport links to the inner ring road, the M1, Sheffield Supertram and Sheffield City Centre, this townhouse is not only a stylish home but also a gateway to the best that Sheffield has to offer. This property is a rare find and is sure to attract discerning buyers looking for a contemporary lifestyle in a thriving community.

**ELR PREMIUM - IMPORTANT PLEASE READ:**

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search\*

Water and Drainage Search\*

Coal and Mining Search\*

Environmental Search\*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595

(including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (STC).

The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.

The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.















### Outbuilding

Approx. 5.1 sq. metres (54.5 sq. feet)

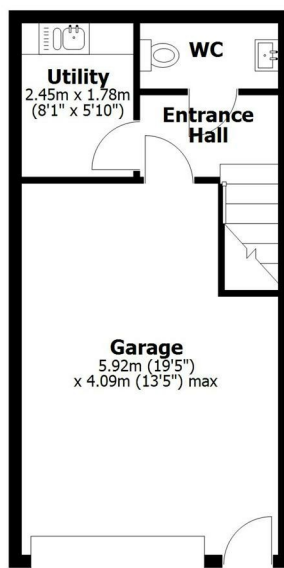
### Workshop/Store

1.24m x 4.09m  
(4'1" x 13'5")



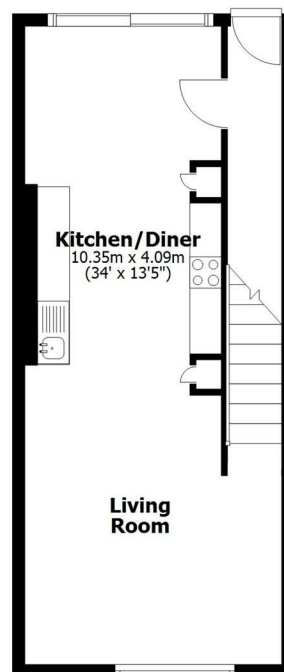
### Ground Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



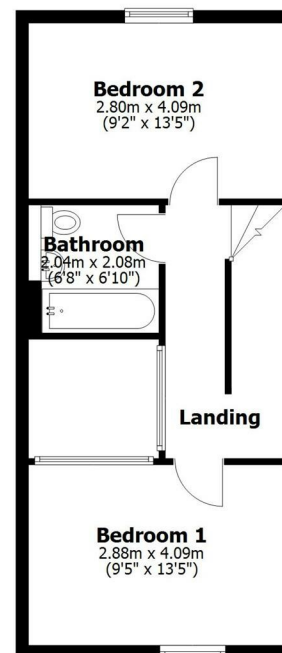
### First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



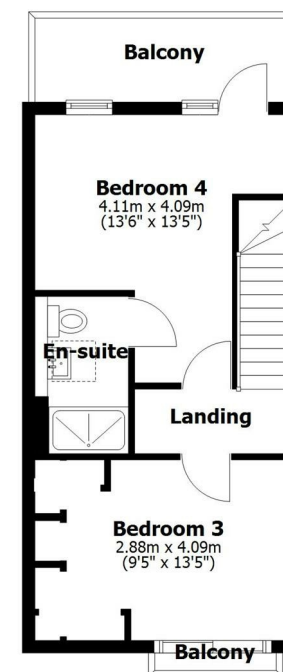
### First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



### Second Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



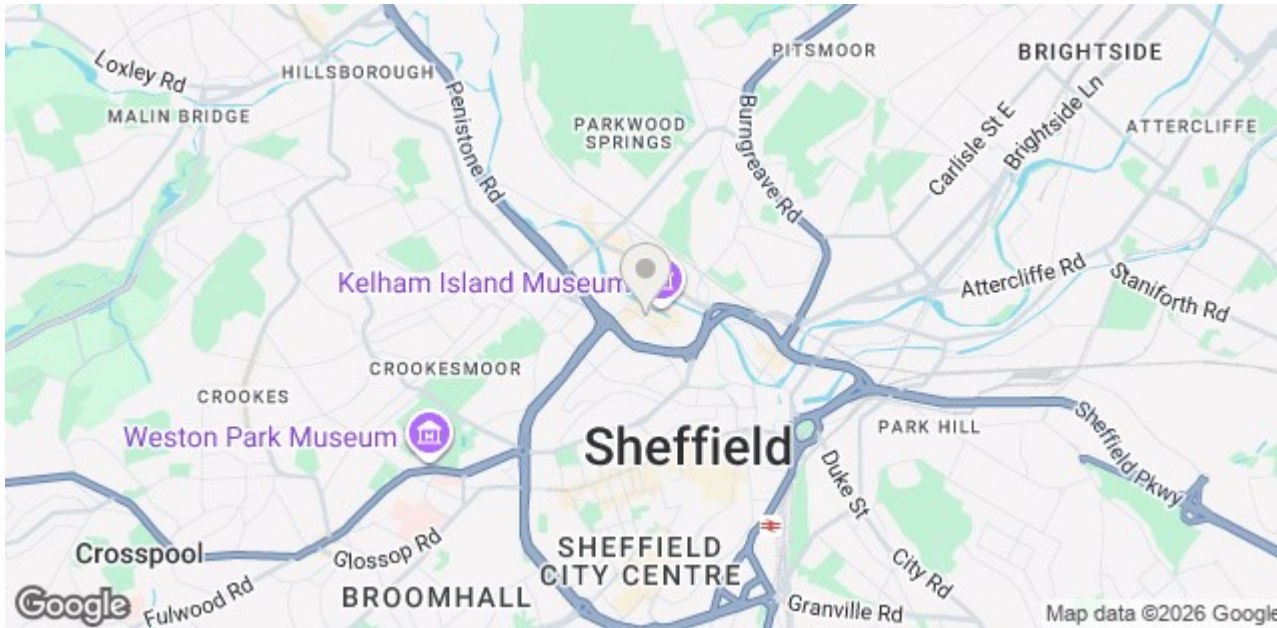
Total area: approx. 156.1 sq. metres (1680.0 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**9 Lizzie Lane**

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.





**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

**EADON  
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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.