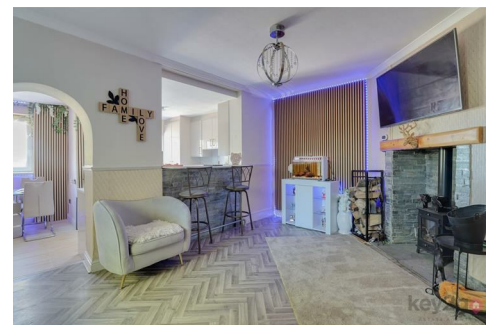
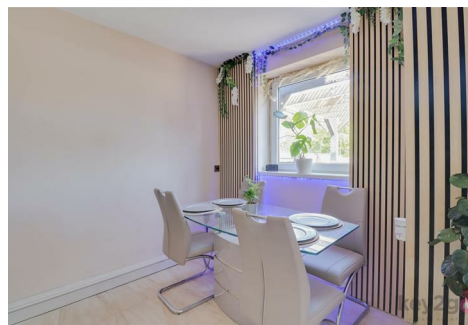


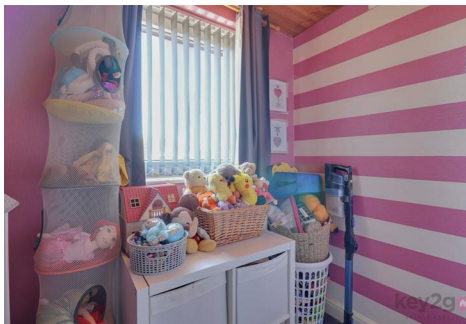
Marketing Preview



146 Shiregreen Lane, Sheffield, S5 6AD

£230,000

Bedrooms 3, Bathrooms 2, Reception Rooms 3



*** GUIDE PRICE £230,000-£240,000 *** A unique opportunity to purchase this three-bedroom semi-detached property, situated on a generous-sized plot. The property benefits from a newly fitted, stunning kitchen, bathroom and shower room, along with new gates providing privacy to the driveway and a large, well-maintained rear garden. Ideally located close to local amenities and offering excellent road links to Sheffield City Centre, Meadowhall and the Northern General Hospital.

SUMMARY

*** GUIDE PRICE £230,000-£240,000 *** A unique opportunity to purchase this three-bedroom semi-detached property, situated on a generous-sized plot. The property benefits from a newly fitted, stunning kitchen, bathroom and shower room, along with new gates providing privacy to the driveway and a large, well-maintained rear garden. Ideally located close to local amenities and offering excellent road links to Sheffield City Centre, Meadowhall and the Northern General Hospital.

Enter via a feature front door into the porch, which provides access to a welcoming hallway with stairs rising to the first floor and a door leading to the dining room. The dining room is a generously sized space featuring a log burner, with double doors opening into the lounge and open access to the kitchen. The lounge provides an excellent living space, boasting a bay window to the front and an electric fire. The kitchen/diner is newly fitted and beautifully presented, offering a range of ample wall and base units, an oven and hob, a dining area, and space for a washing machine, tumble dryer and full-height fridge/freezer. Sliding doors provide access to the rear garden, allowing plenty of natural light into the space.

Stairs rise to the first floor landing, with doors leading to the three bedrooms and shower room. Bedroom One is a generously sized double bedroom featuring a bay window to the front. Bedroom Two is a further generously sized bedroom with a window to the rear and fitted wardrobes. Bedroom Three is a single bedroom with a window to the front. The shower room is fitted with a WC, wash basin and shower cubicle. A door leads through to the bathroom, which is generously sized and fitted with a bath, wash basin and WC, along with two windows providing natural light.

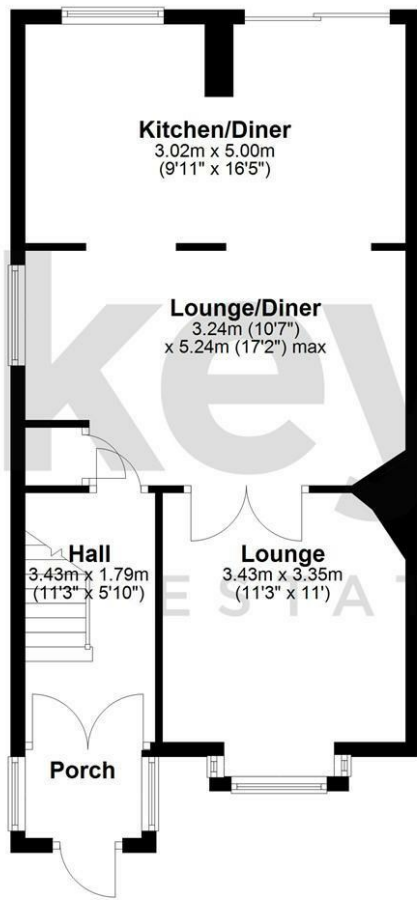
To the front of the property is a gated driveway providing off-road parking. To the rear is a generously sized garden featuring a patio area with a hot tub and pergola, ideal for outdoor entertaining. A gate leads through to the lawned garden, which includes a pond and decking area to the bottom of the garden. There is also a summer house fitted with electricity and a heater, providing a versatile space suitable for relaxation or home working.

PROPERTY DETAILS

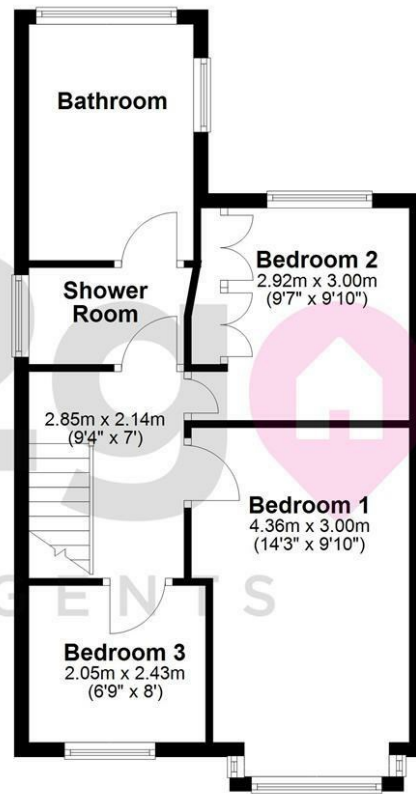
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Total area: approx. 97.8 sq. metres (1052.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	

