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ESTATE AGENTS

Marketing Preview















74 Orgreave Lane, Sheffield, S13 9NF

£250,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1





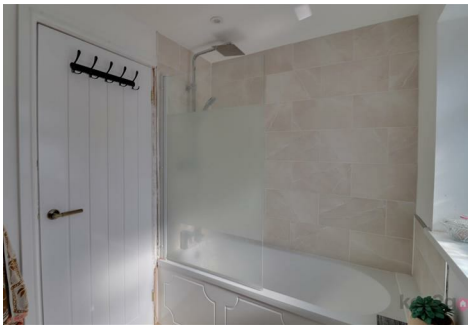
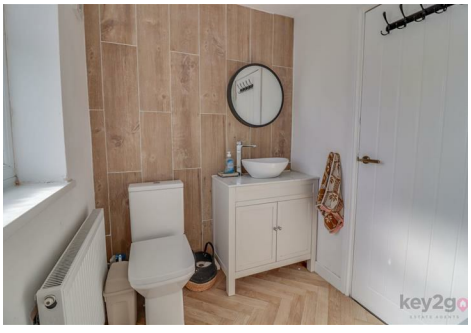
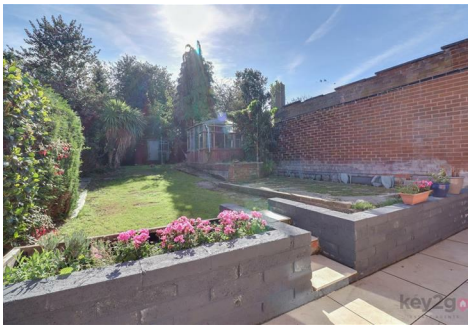










This extended three-bedroom semi-detached property is immaculately presented throughout and offers an ideal family home. The property benefits from a driveway providing off-road parking and a carport, together with a stylish open-plan kitchen/diner. There are three generous double bedrooms, along with a versatile nursery/office, providing excellent flexibility for modern family living. The property also features a convenient downstairs WC and a generous, private and enclosed rear garden. Situated in a convenient location with great road links, this impressive home offers spacious and versatile accommodation throughout.

SUMMARY

This extended three-bedroom semi-detached property is immaculately presented throughout and offers an ideal family home. The property benefits from a driveway providing off-road parking and a carport, together with a stylish open-plan kitchen/diner. There are three generous double bedrooms, along with a versatile nursery/office, providing excellent flexibility for modern family living. The property also features a convenient downstairs WC and a generous, private and enclosed rear garden. Situated in a convenient location with great road links, this impressive home offers spacious and versatile accommodation throughout.

The property is entered via a welcoming porch and entrance hallway, featuring laminate flooring, a window, useful under-stairs storage and stairs rising to the first floor. The modern and spacious lounge benefits from a beautiful bay window, laminate flooring and stylish wall panelling, creating a contemporary and welcoming living space. The extended kitchen is a particular feature of the property, offering a modern and stylish open-plan layout. It comprises ample wall and base units, quartz worktops, a central island and a range of integrated appliances. There is also space for a cosy snug area, making this an ideal space for both family living and entertaining. Double doors lead out to the rear garden, while a further window provides plenty of natural light. The kitchen also benefits from laminate flooring, useful storage and access to the downstairs WC. The modern downstairs WC is fitted with a WC and wash basin.

Stairs rise to a spacious first-floor landing, which is neutrally decorated and benefits from carpet flooring. Bedroom one is a generous double bedroom featuring carpet flooring, a bay window and large built-in wardrobes. Bedroom two is another well-proportioned double bedroom with carpet flooring and a window. Bedroom three is also a good-sized double bedroom, benefiting from carpet flooring and two windows, allowing plenty of natural light. The versatile nursery/office space provides a useful additional room and features carpet flooring and a window.The modern family bathroom is fitted with a bath and overhead shower with a glass screen, a wash basin with useful storage and a WC. An obscure window provides natural light while maintaining privacy.

To the front, the property benefits from a private and enclosed lawned garden with established shrubbery. There is also off-road parking, with a garage door providing access to the carport.

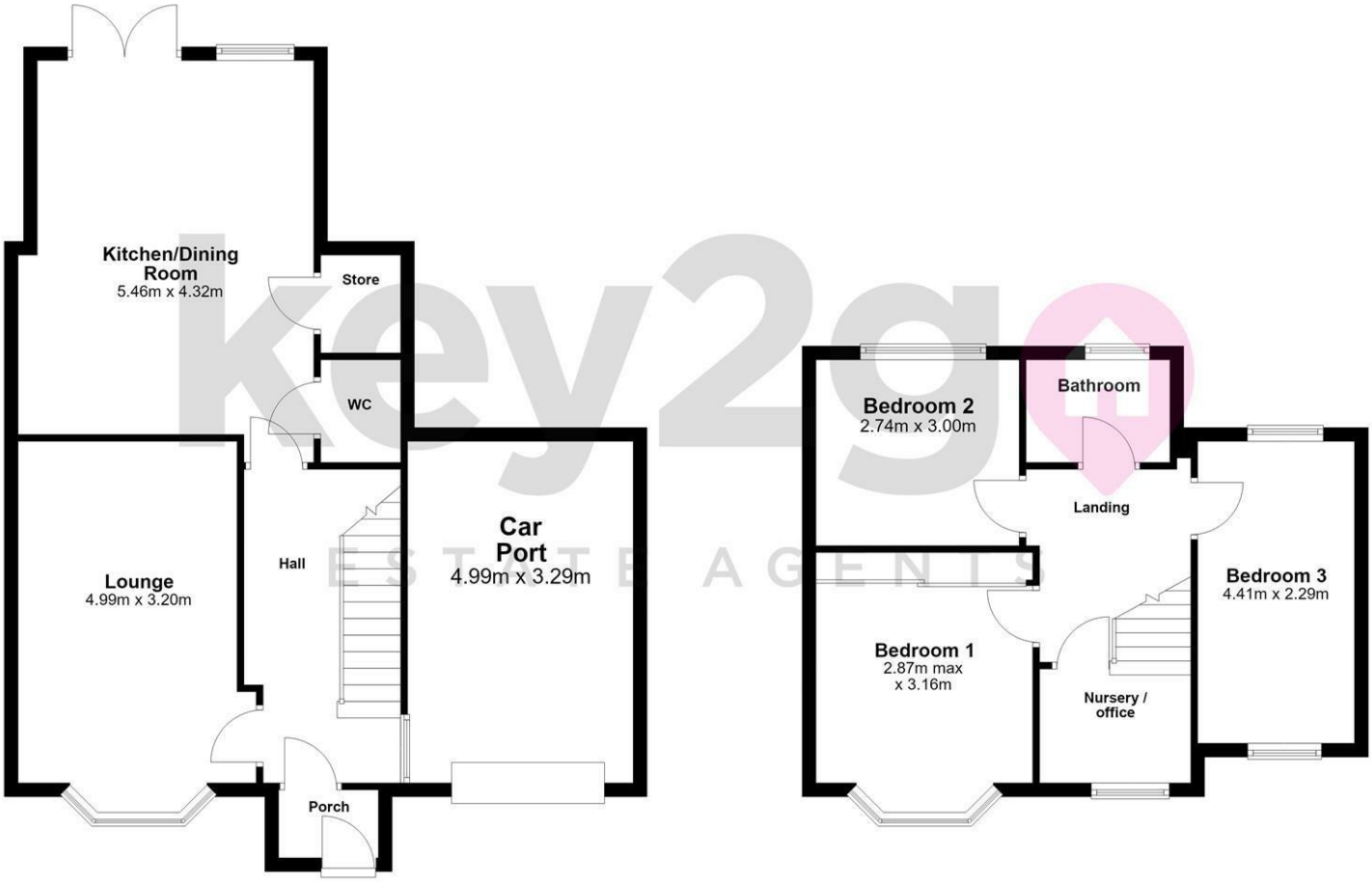
To the rear is a generous, private and enclosed garden, which is well presented and features a paved patio area and lawn. The garden provides a lovely outdoor space for relaxing and entertaining, with access to the carport.

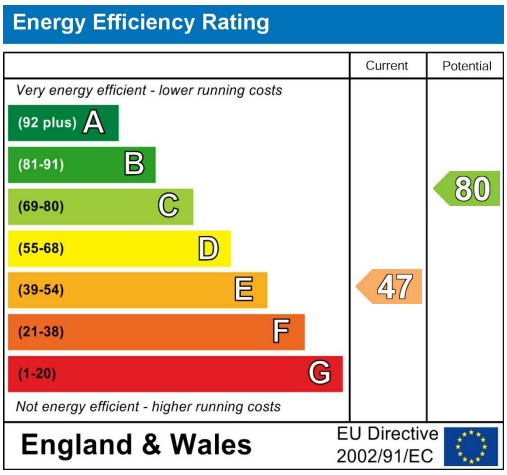
PROPERTY DETAILS

- LEASEHOLD, 114 YEARS REMAINING, £5.00 GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR MEASUREMENTS PLEASE SEE FLOORPLAN

Ground Floor







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