



Oaks Lane

Sheffield, S5 0TA

Guide Price £165,000



- 3 BED EXTENDED DETACHED
- SUBJECT TO RESERVE PRICE
- SUBSTANTIALLY EXTENDED
- SCOPE TO RECONFIGURE
- CLOSE TO LOCAL AMENITIES AND NORTHERN GENERAL HOSPITAL

- FOR SALE BY MODERN METHOD OF AUCTION - Ts & Cs Apply
- BUYERS FEES APPLY
- PARK LAND VIEWS
- GENEROUS ROOM SIZES
- COUNCIL TAX BAND C

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MODERN METHOD OF AUCTION! Nestled in a charming cul-de-sac on Oaks Lane, Sheffield, this delightful detached house presents a unique opportunity for those seeking a versatile living space. With three well-proportioned bedrooms and the possibility of three reception rooms, this property has been lovingly utilised as a dance studio for many years, offering a wealth of potential for transformation back into a spectacular family home.

The layout of the house allows for easy reconfiguration, enabling you to create a large open-plan living area or a stylish kitchen/diner that suits your lifestyle. The generous reception rooms provide ample space for entertaining or relaxing, making it an ideal setting for family gatherings.

Off-road parking is available on the driveway, with the possibility of expanding this area to accommodate additional vehicles if desired. The sizeable rear garden is a blank canvas, ready for you to design your own outdoor oasis, whether that be a tranquil retreat or a vibrant space for children to play.

Conveniently located within walking distance to a variety of amenities, this property is also a short drive from the Northern General Hospital. Families will appreciate the proximity to reputable schools, and with direct roads leading to Sheffield, the M1, and Barnsley, commuting is made easy.

Briefly comprising entrance hall, dance studio/potential for two further reception rooms, breakfast kitchen, sitting room, three good sized bedroom, office/dressing room and bathroom.

This property is not just a house; it is a canvas for your imagination, waiting for you to make it your own. Whether you are looking to invest in a family home or seeking a project to create your dream space, this property offers endless possibilities.

HALLWAY

Through a glazed uPVC door leads into an impressive hallway, a great cloakroom space, hosting a characterful stained glass window, large under stairs storage cupboard, wall mounted radiator, telephone point, doors leading to reception room and kitchen with stairs rising to the first floor.

DANCE STUDIO/RECEPTION ROOMS

34'7 x 12'5 (at widest points) (10.54m x 3.78m (at widest points))

Currently used as a light and airy dance studio, but would originally have been two reception rooms, with two entrance doors the wall can easily be put back in to split the space creating a further two reception rooms, hosting a large uPVC bay window to the front elevation and large uPVC window to the rear; drenching the room in natural light, also comprising wall mounted radiator, exposed wooden flooring, further uPVC window to the side elevation and telephone point.

BREAKFAST KITCHEN

11'5 x 10'9 (at widest points) (3.48m x 3.28m (at widest points))

Hosting an array of medium wood wall and base unit providing plenty of storage space, contrasting grey speckled work surfaces, inset stainless steel sink and drainer, integrated stainless steel gas hob and electric oven, integrated fridge, housed washing machine, wall mounted radiator, uPVC window and glazed uPVC door leading to the exterior.

SITTING ROOM

15'8 x 11'5 (4.78m x 3.48m)

Extended further again at a later stage, this elegant sitting room hosts a dark wood fireplace with electric coal effect fire, giving the room a nice focal point and cosy feel in the wintry months, also comprising aerial point, telephone point, wall mounted radiator and sliding uPVC door leading directly out onto the garden.

LANDING

Comprising uPVC window and loft hatch with fitted ladders leading to a boarded loft with lighting.

BEDROOM 1

21'2 x 11'1 (6.45m x 3.38m)

A well presented, generously sized master bedroom comprising uPVC window, aerial point and rear facing uPVC window with fabulous views of the parkland to the rear.

BEDROOM 2

12'11 x 12'4 (3.94m x 3.76m)

A further good sized double bedroom comprising wall mounted radiator and front facing uPVC window.

OFFICE/DRESSING ROOM

9'0 x 7'2 (2.74m x 2.18m)

A good space which could be used as a dressing area for bedroom 3 or a home office, comprising wall mounted radiator and door leading into bedroom 3.

BEDROOM 3

11'4 x 9'0 (3.45m x 2.74m)

A good sized double comprising wall mounted radiator and rear uPVC window enjoying the beautiful park views.

BATHROOM

7'9 x 5'8 (2.36m x 1.73m)

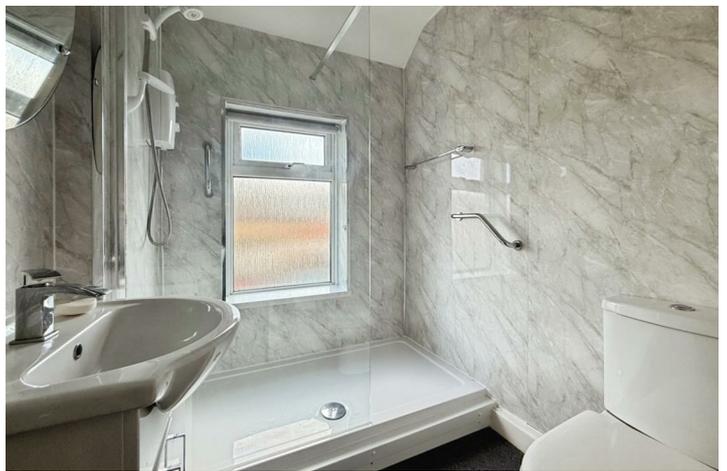
A recent update to this property, this contemporary shower room is fully panelled in a grey marble tone, with large walk in glass shower cubicle with electric shower, white gloss vanity unit with inset sink, low flush WC, non slip flooring, wall mounted chrome heated towel rail, built in storage cupboard and frosted uPVC window.

EXTERIOR

The front of the property hosts a neat walled lawn area with driveway providing off road parking. A shed is available down the side of the property for handy outdoor storage. To the rear of the property is a sun drenched, fully enclosed garden, mainly laid to lawn, with a sizeable raised slabbed patio perfect for sitting out in the summer months.

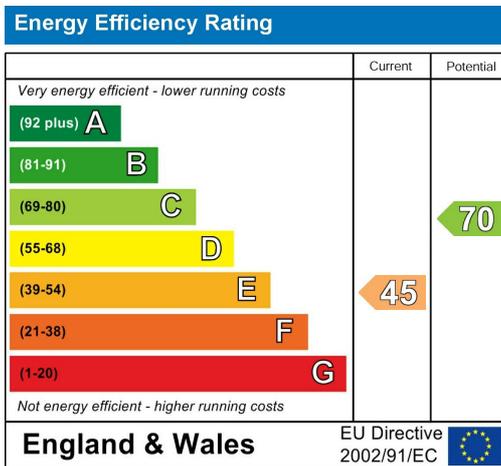
Floorplan







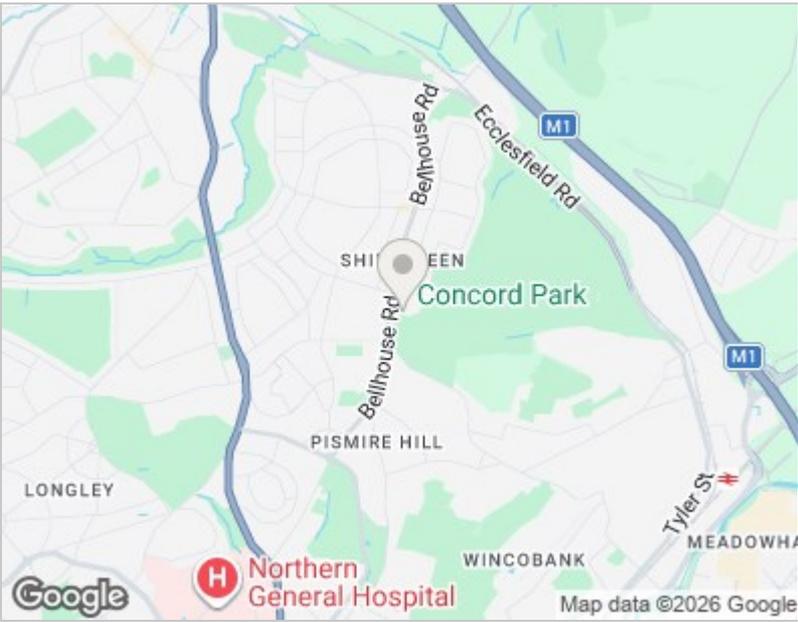
Energy Efficiency Graph



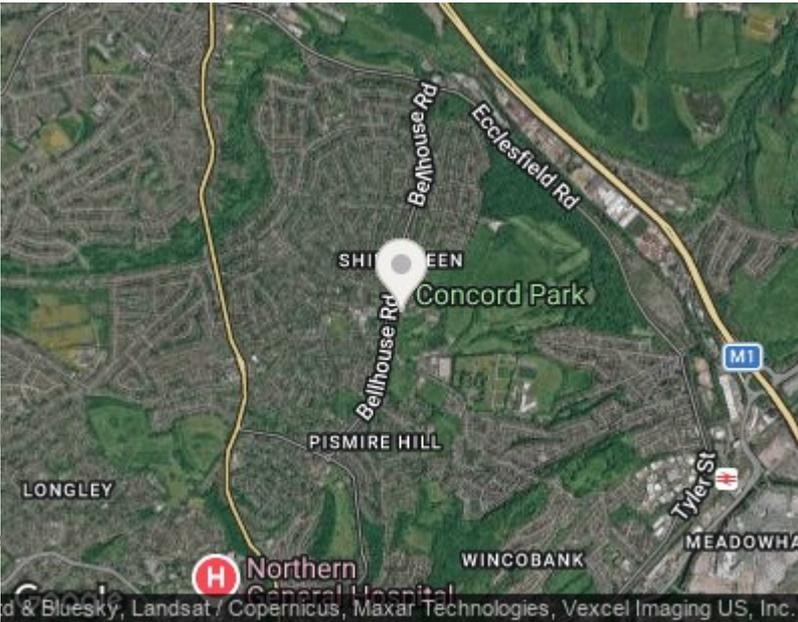
Viewing

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>

