

## Marketing Preview



**34 Orgreave Lane, Sheffield, S13 9NF**

**£200,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





A fantastic opportunity to purchase this beautifully presented throughout two double bedroom semi-detached property which is situated in a sought after area. Offering an open plan living space, modern kitchen/diner and being extended. Also having a generous sized rear garden and a driveway for multiple cars. Being close to amenities and road links to the M1 Motorway and City Centre. Perfect for first time buyers!

## SUMMARY

A fantastic opportunity to purchase this beautifully presented throughout two double bedroom semi-detached property which is situated in a sought after area. Offering an open plan living space, modern kitchen/diner and being extended. Also having a generous sized rear garden and a driveway for multiple cars. Being close to amenities and road links to the M1 Motorway and City Centre. Perfect for first time buyers!

Entrance into the welcoming hallway with access to the open plan lounge/diner and the modern and stylish kitchen fitted with ample wall and base units, integrated oven and gas hob. Space for a washing machine and full height fridge/freezer. A modern and spacious dining space with velux style windows and bi-folding doors to the rear.

A carpeted stair rise to the first floor landing with doors to the two double bedrooms and the family bathroom complete with a bath, sink and a close coupled WC.

To the front of the property is a driveway with off road parking for multiple cars, a lawned area and shrubbery/plants. To the rear of the property is a private, well presented and generous sized garden with a patio, lawn and shrubbery. A pergola and a side garden with a passage and wooden archway.

## PROPERTY DETAILS

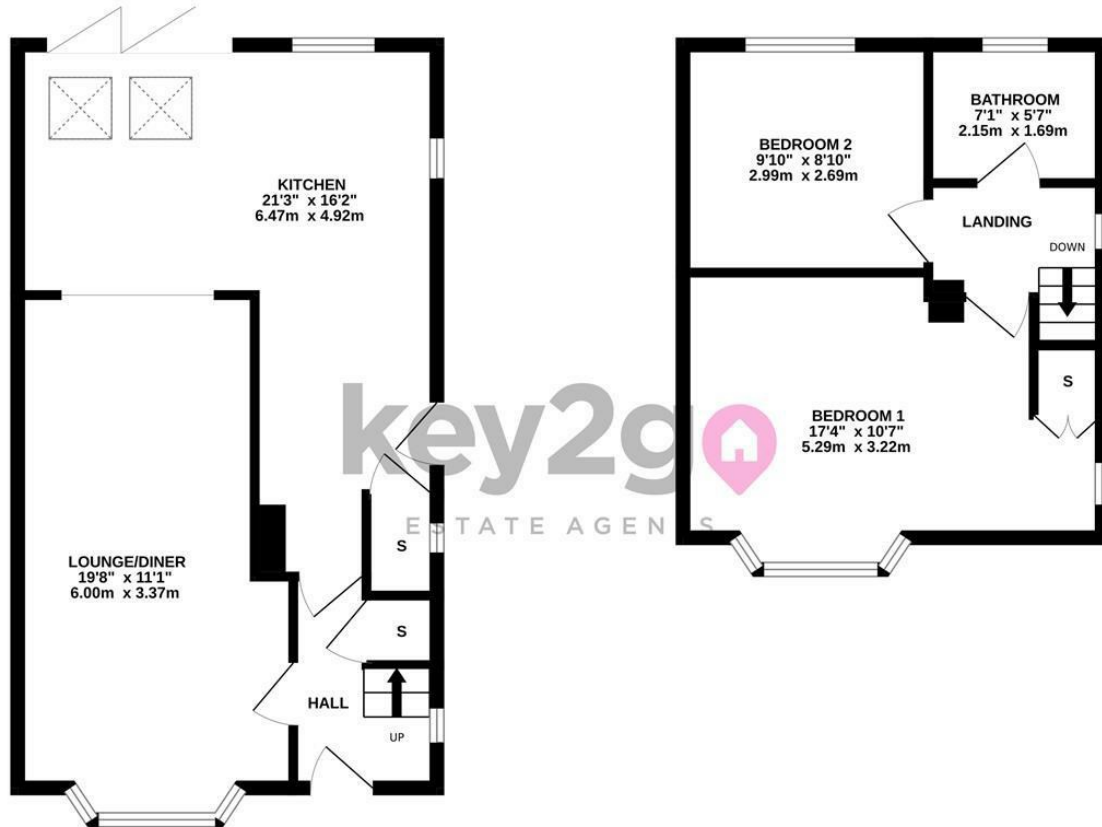
- LEASEHOLD, £10PA GROUND RENT, 131 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN



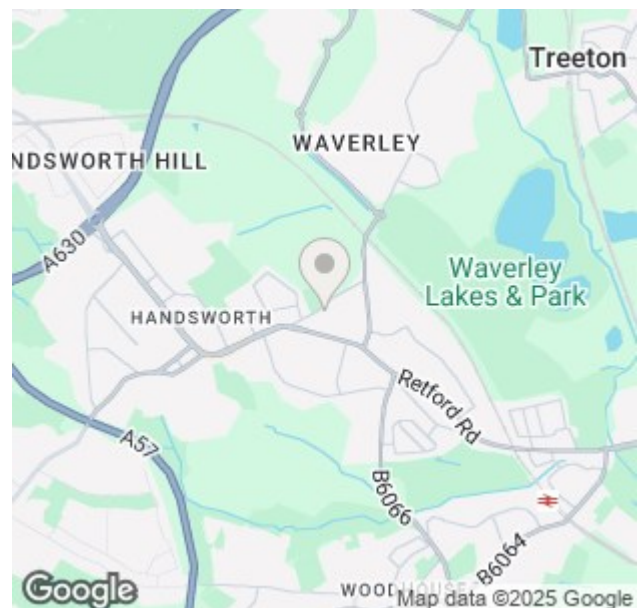
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>