



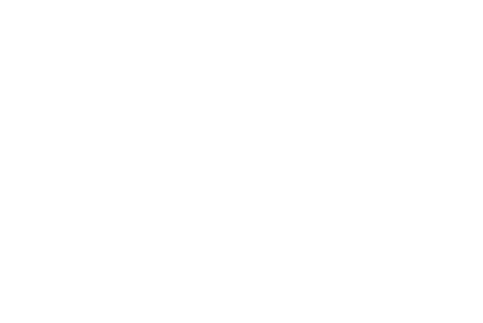
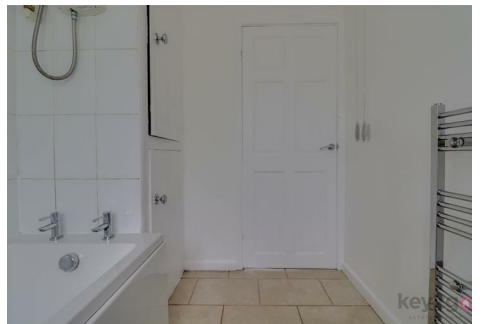
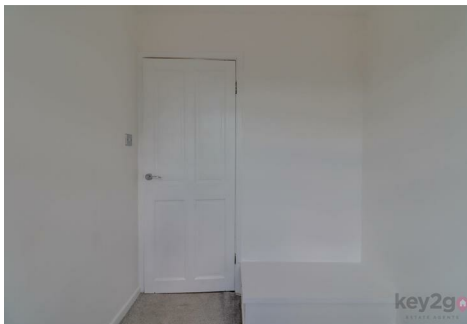
Marketing Preview



127 Wincobank Lane, Sheffield, S4 8AB

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



GUIDE PRICE £170,000 - £180,000 CHAIN FREE! A fantastic opportunity to purchase this beautifully presented three-bedroom property, situated in a sought-after area enjoying fantastic views over Sheffield. The property benefits from a modern kitchen/diner, enclosed rear garden, off-road parking, and garage. Conveniently located close to local amenities, Meadowhall, and excellent road links to the M1 motorway, making it perfect for first-time buyers or families alike.

SUMMARY

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Enter into the welcoming hallway, which provides access to the kitchen/diner, lounge, and stairs rising to the first floor. The lounge features a large bay window to the front, an electric fireplace, and double doors opening into the kitchen/diner. The spacious kitchen/diner is fitted with wall and base units, an oven, hob and extractor fan, full-height fridge/freezer, washing machine, and tumble dryer, with double doors leading to the rear garden.

Stairs rise to the first floor landing, which is bright and spacious, with doors leading to the three bedrooms and bathroom. Bedroom one is a generous double bedroom featuring a bay window to the front with fantastic views over Sheffield. Bedroom two is a double bedroom with a window to the rear, while bedroom three is a single bedroom with a front-facing window also enjoying the views. The bathroom is fitted with a bath, wash basin, WC, and a cupboard housing the combi boiler.

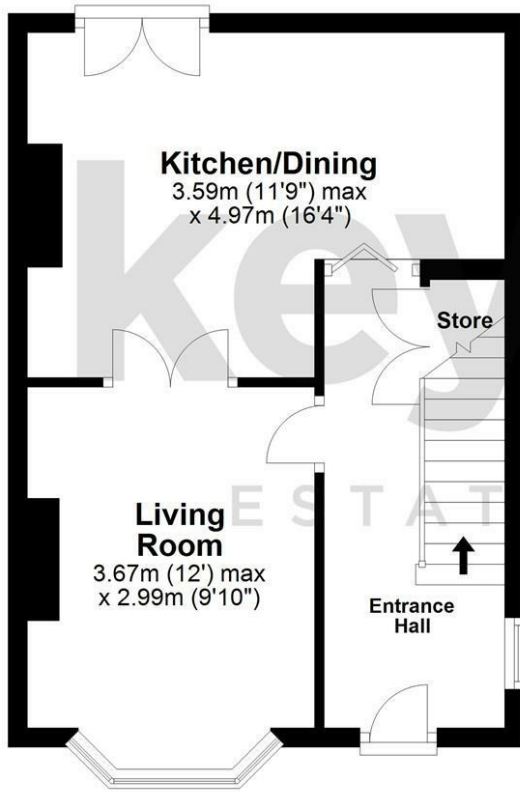
To the front of the property is a gated driveway providing off-road parking for 2–3 cars, with access to the garage and a gate leading to the rear garden. There is also a lawned area and steps rising to the front door. To the rear is an enclosed tiered garden featuring an artificial lawn area, further lawned sections, access to the garage, and a balcony seating area above the garage.

PROPERTY DETAILS

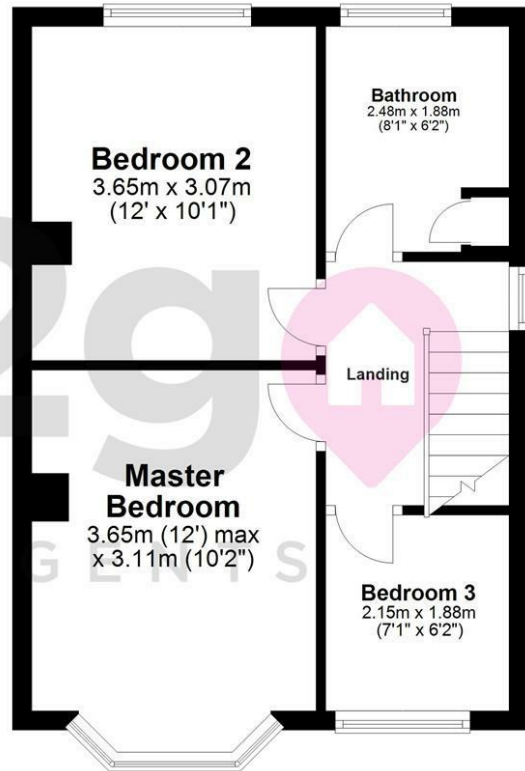
- LEASEHOLD, 140 YEARS REMAINING, £12PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Total area: approx. 73.8 sq. metres (794.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	74
England & Wales	EU Directive 2002/91/EC	

