



## Marketing Preview



**97 White Lane, Sheffield, S12 3GE**

**£230,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 2**



A unique opportunity to purchase this extended three double bedroom semi-detached property, offering spacious and versatile accommodation throughout. Boasting two reception rooms, a shower room and a large family bathroom, along with ample built-in storage, this home is ideal for a range of buyers. Externally, the property benefits from off road parking, a sizeable carport and garage, and a good sized low maintenance rear garden. Situated in a popular area on a tram route with excellent road links to Sheffield and close to sought after schools, this property would make a perfect first time buyer or family home.

## **SUMMARY**

A unique opportunity to purchase this extended three double bedroom semi-detached property, offering spacious and versatile accommodation throughout. Boasting two reception rooms, a shower room and a large family bathroom, along with ample built-in storage, this home is ideal for a range of buyers. Externally, the property benefits from off road parking, a sizeable carport and garage, and a good sized low maintenance rear garden. Situated in a popular area on a tram route with excellent road links to Sheffield and close to sought after schools, this property would make a perfect first time buyer or family home.

Composite door to the hallway with stairs rising to the first floor. Door to the spacious lounge/diner featuring a walk-in bay window to the front. A further door leads to the kitchen/diner, fitted with a high gloss kitchen and benefitting from two large storage cupboards. Patio doors open out to the rear garden.

Double bedroom with bay window to the front and useful fitted wardrobes. Second double bedroom overlooking the rear garden. Third double bedroom with two windows to the front. Shower room to the rear and a large bathroom fitted with a bath and large storage cupboard.

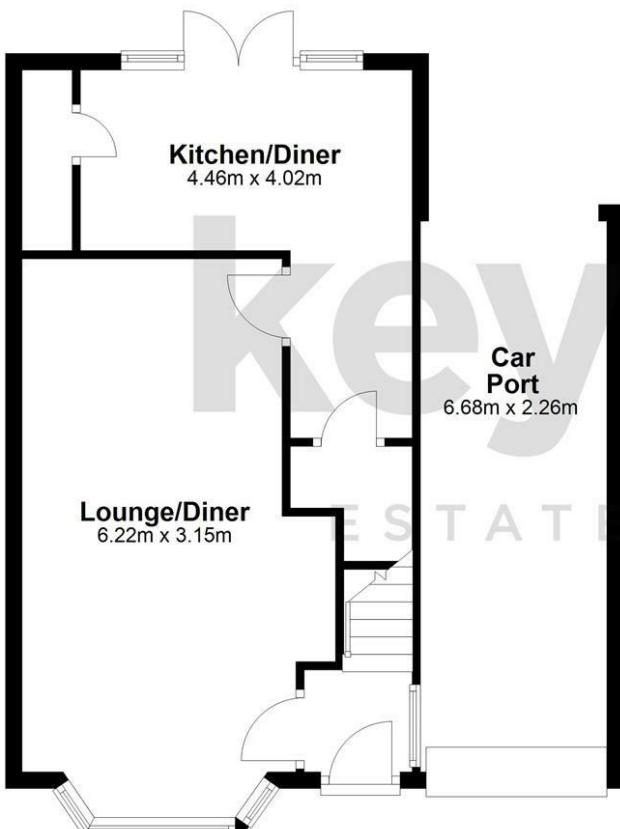
There is off road parking for one car with a garage door leading to a long carport. To the rear of the property is a patio area, detached garage and a lawn, along with a second patio area situated to the rear of the garage, all enclosed by fencing.

## **PROPERTY DETAILS**

- LEASEHOLD, 713 YEARS REMAINING, £4PA GROUND RENT - CURRENTLY IN THE PROCESS OF PURCHASING THE FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

