

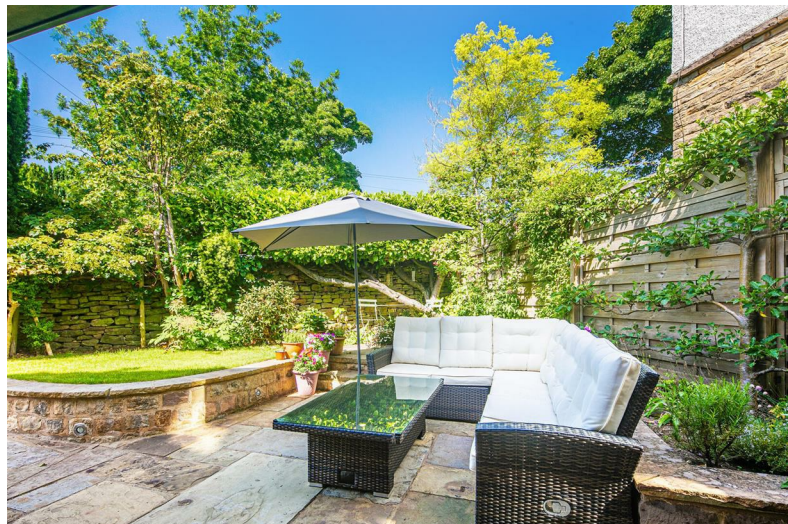


170 Tom Lane  
Sheffield, S10 3PG

Price Guide £650,000



# 170 Tom Lane



## Description

GUIDE PRICE £650,000 to £675,000

This Edwardian semi-detached house is a real show stopper! Built in 1906, this beautifully extended property boasts an impressive 1,420 square feet of living space, making it an ideal family home. Upon entering, you are greeted by an open-plan extension on the ground floor, featuring elegant herringbone flooring and a central island that enhances the contemporary feel. The spacious living area is bathed in natural light, thanks to bi-fold doors that seamlessly connect the indoors to a large private terrace, perfect for entertaining guests. Additionally, the ground floor includes a stylish cloakroom and W/C, along with a convenient storage area.

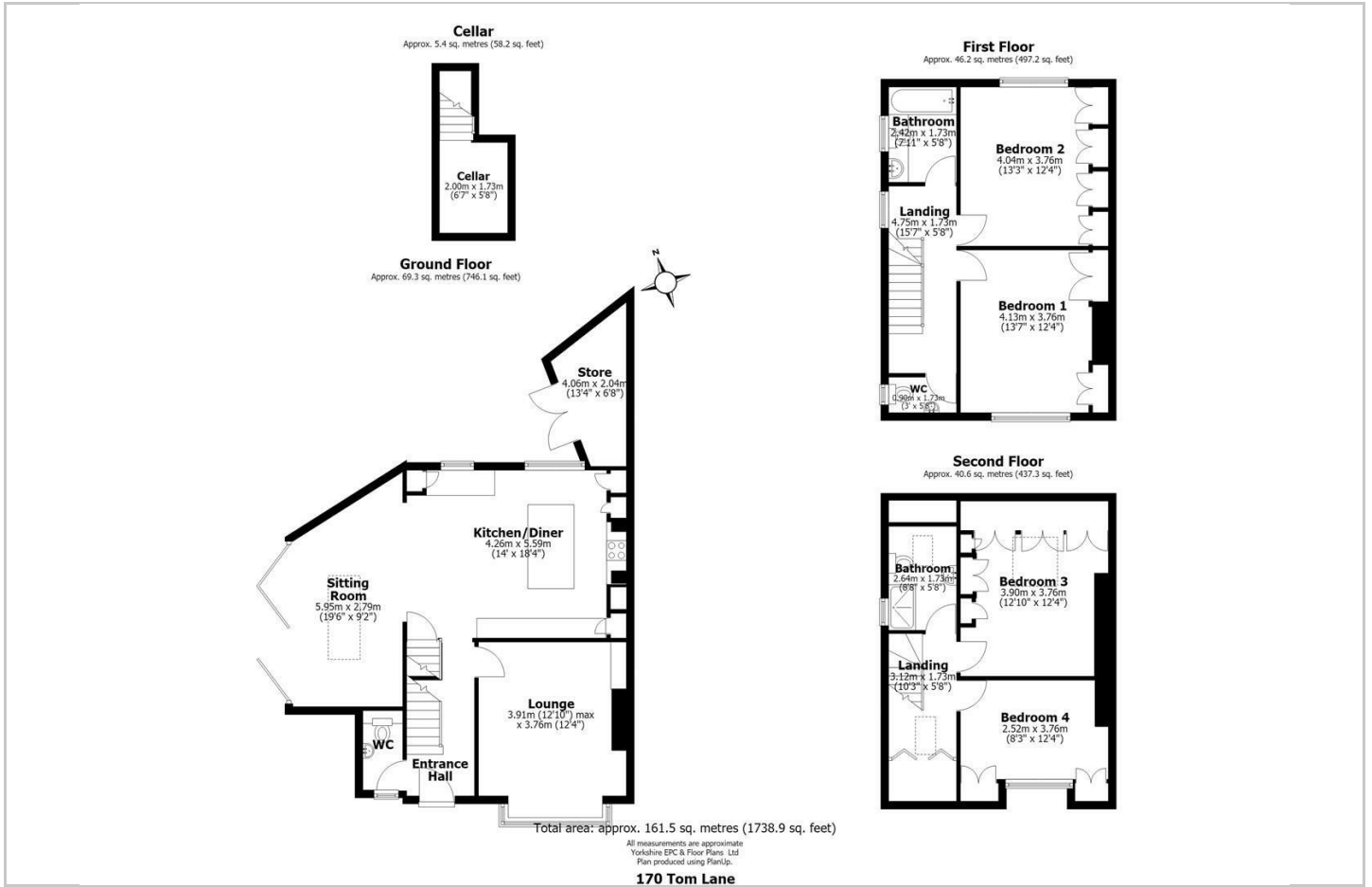
The first floor is home to two generously sized double bedrooms, both equipped with built-in storage, and a luxurious, fully tiled master bathroom suite that exudes sophistication. Ascending to the second floor, you will find two more spacious double bedrooms, again with ample storage, complemented by a modern shower room featuring a walk-in rainfall shower. There is also exposed brickwork to the landings and

- GUIDE PRICE £650,000 to £675,000
- 2021 ground floor extension with bi-fold doors
- Luxury, bespoke kitchen with island and marble countertops
- Large private terrace accessed from the main living area
- Four spacious double bedrooms with storage throughout
- Luxury en-suite with walk-in rainfall shower
- Contemporary master bathroom and additional W/C to first floor
- Private garden with mature trees and beautiful planting
- Close to superb local schooling and the Peak District
- Call ELR to book a viewing on 0114 2683388

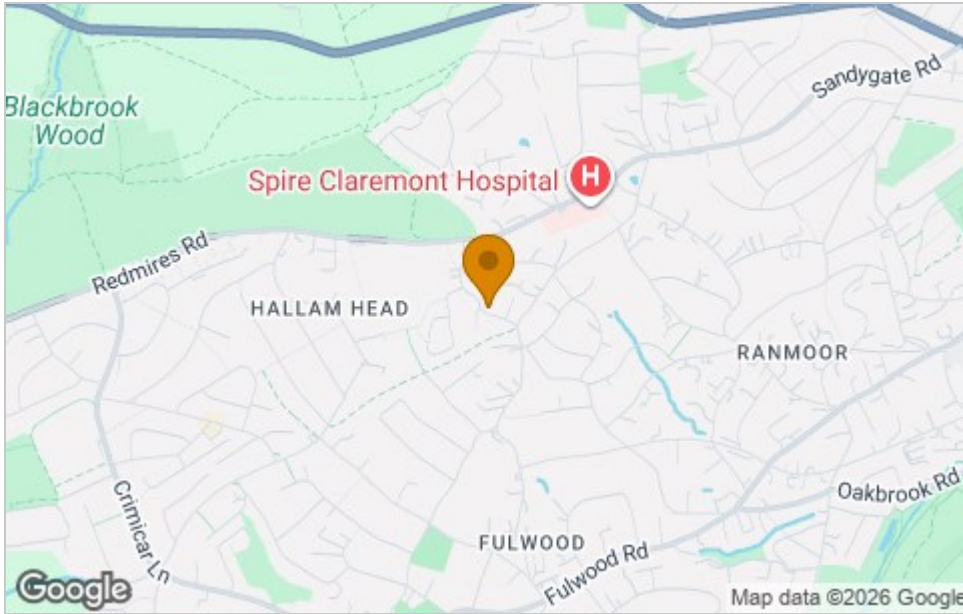




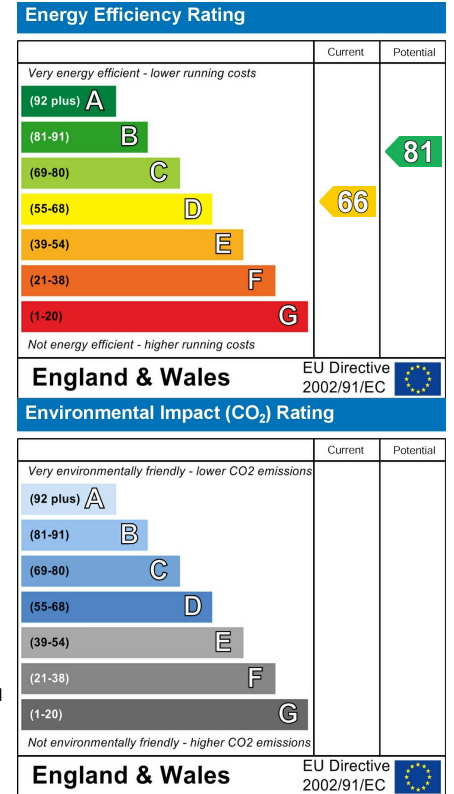
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

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