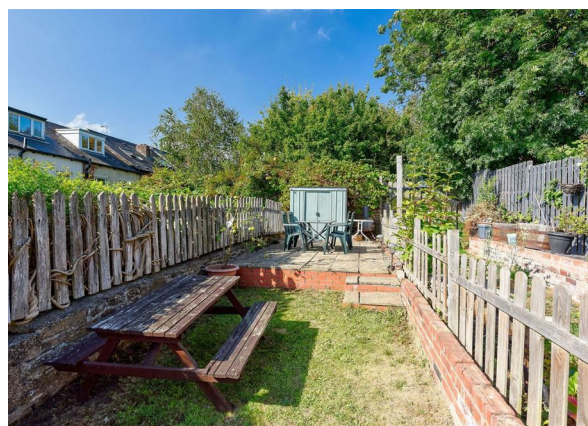


257 Whitehouse Lane, Sheffield, S6 2WA
£240,000

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257 Whitehouse Lane, Sheffield, S6 2WA

£240,000

Council Tax Band: A

A spacious and well presented three bedroom mid terraced home which is located in Walkley. Perfect for first time buyers, small families or landlords the property enjoys far reaching uninterrupted views to the front, a sizeable south facing garden to the rear and accommodation over three levels. Situated close to a wealth of amenities including shops and restaurants, the property is well served by regular transport links including the Supertram. With double glazing and gas central heating throughout, the property in brief comprises; lounge with multi fuel stove, inner hall and dining kitchen with access to the cellar. To the first floor accommodation there is a landing area, two bedrooms and a bathroom. To the second floor there is an attic bedroom. Outside, a shared passage leads to the rear where there is a larger than average garden with two lawns and a patio. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your viewing today! Freehold tenure, council tax band A.

Lounge

Access to the property is gained through a front facing composite entrance door which leads directly into the lounge. A bright and spacious room, there is a feature chimney breast with multi fuel stove, a front facing upvc double glazed window, radiator and wood flooring. A door leads to the inner hall.

Inner Hall

Having a staircase rising to the first floor accommodation.

Dining Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and space for appliances including a range cooker, fridge freezer, dishwasher and washing machine. With ample space for a dining table and chairs, a rear facing upvc double glazed window, radiator, laminate flooring, a rear facing upvc door and a further door leading to the cellar head.

Cellar Head

Steps descend to the cellar, which has storage options and houses the meters.

First Floor Landing

A staircase ascends from the inner hall and leads to the first floor landing, which has a wooden bannister rail and a further staircase rises to the second floor. Doors lead to all rooms on this level.

Master Bedroom

A double sized master bedroom which has a front facing upvc double glazed window offering far reaching views, a radiator and a useful under stairs cupboard.

Bedroom Two

The second bedroom is a single sized room which could also be used as an office if desired, having a rear facing upvc double glazed window and a radiator.

Bathroom

Having a suit comprising of a panelled bath with

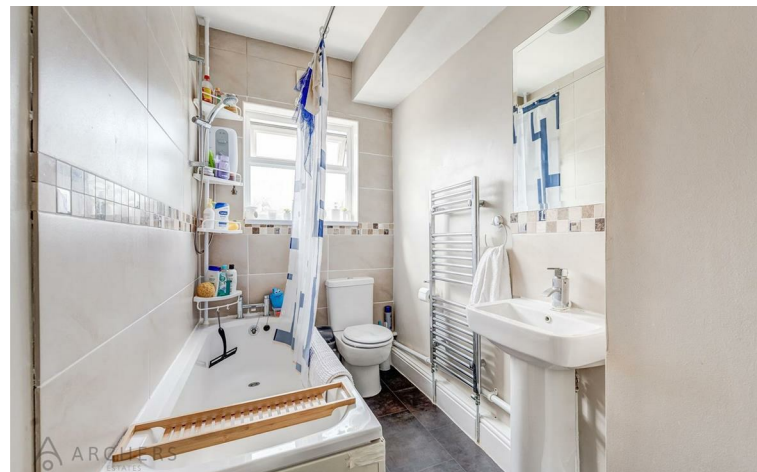
shower over, a pedestal wash basin and a low flush wc. With a radiator and rear facing upvc double glazed window.

Attic Bedroom Three

A staircase ascends from the first floor landing and leads to the attic bedroom, which is a sizeable double room having a rear facing upvc double glazed dormer window and a radiator.

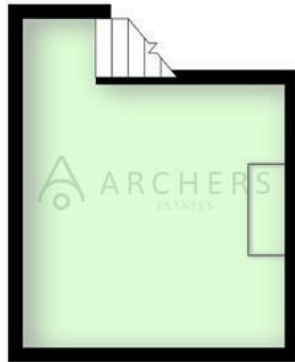
Outside

To the front of the property steps rise to the entrance door. A shared passage leads to the rear where there is a larger than average south facing garden having a front section with a fenced lawn area and access to the wooden shed. A secluded path leads behind this and reveals a larger garden area which has raised beds, a further lawn, additional shed and a patio perfect for al-fresco dining.



Cellar

Approx. 13.8 sq. metres (148.6 sq. feet)



Outbuilding

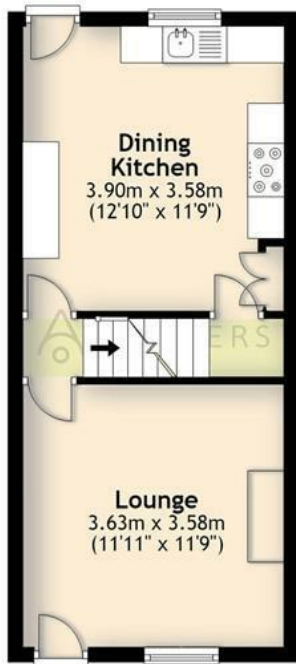
Approx. 1.2 sq. metres (12.4 sq. feet)



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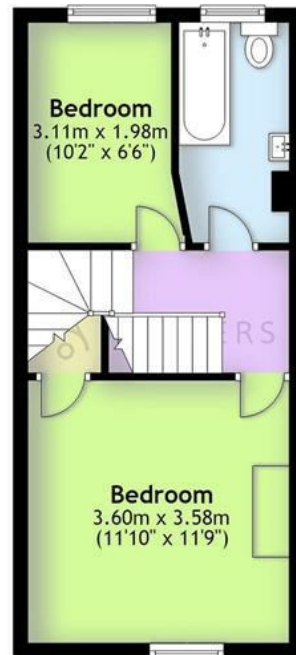
Ground Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



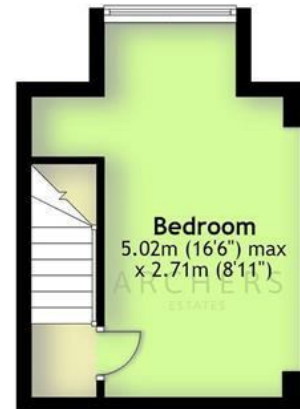
First Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



Second Floor

Approx. 16.9 sq. metres (182.1 sq. feet)



Total area: approx. 92.8 sq. metres (999.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC