

# HUNTERS<sup>®</sup>

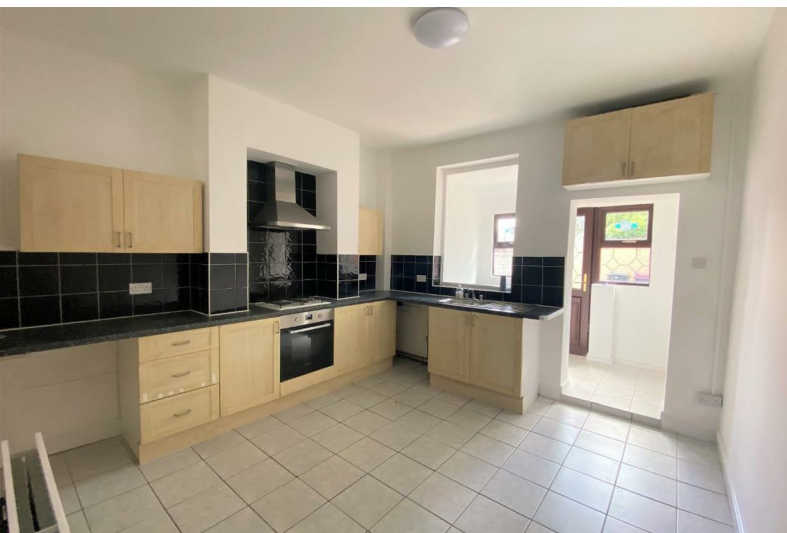
HERE TO GET *you* THERE



## Sheffield Lane

Catcliffe, S60 5TA

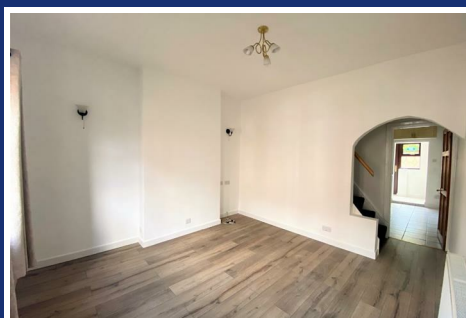
GUIDE PRICE £80,000 TO £90,000  2  1  1  D



# 44 Sheffield Lane

Catcliffe, S60 5TA

Guide Price £80,000 to £90,000



## Living Room

12'0" x 11'11" (3.66m" x 3.63m")

Via a wood effect uPVC door this leads directly into the light and airy living room, having uPVC bay window to the front filling this room with natural light, neutral décor, wooden flooring, wall mounted radiator and aerial in place, open arch way gives way to staircase rising to first floor landing and opening to the kitchen/diner.

## Kitchen/Diner

15'1" x 11'11" (4.60m" x 3.63m")

Great space to entertain the fitted kitchen has an array of wall and base units providing storage, contrasting work surface over with stainless steel sink, drainer and matching taps, integrated electric oven with gas hob and extractor fan over, tiled floor with ample room for a dining table, wall mounted radiator with window and opening in to the rear porch.

## Rear Porch

Add bonus is the roomy rear porch, ideal for coats and shoes or a utility room, with uPVC windows and door to the rear, neutrally decorated with matching tiled floor to kitchen.

## Landing

Landing having wall mounted radiator and all doors to bedrooms and bathroom.

## Bedroom One

12'0"x 12'01" (3.66m"x 3.68m")

Generously sized master bedroom with wooden beams to ceiling adding a feature to this space, neutrally decorated with wall mounted radiator and decorative glass window to the front.

## Bedroom Two

15'02" x 7'03" (4.62m" x 2.21m")

Another good sized bedroom, again neutrally decorated with wall mounted radiator and uPVC window to the rear.

## Bathroom

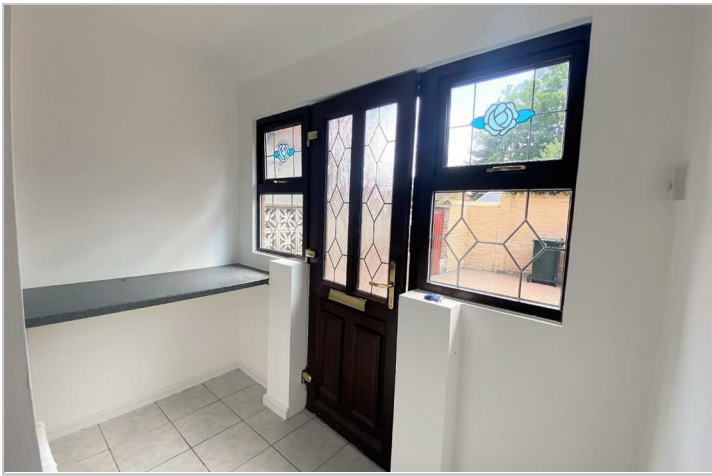
9'01" x 7'08" (2.77m" x 2.34m")

The vast family bathroom is beautifully presented, tiled in neutral tones for easy clean, comprising of low flush WC, pedestal wash hand basin and stylish bath with shower over, wall mounted radiator, built in airing cupboard which also houses the combi boiler and uPVC frosted window to the rear finish the room.

## Exterior

To the front of the property is a wall yard area with access to the front door and ample on street parking, the ginnel to the side is shared access to the rear if needed.

At the rear stands a well presented fully enclosed yard ideal for seating and enjoying the summer months.



## Road Map



## Hybrid Map



## Terrain Map



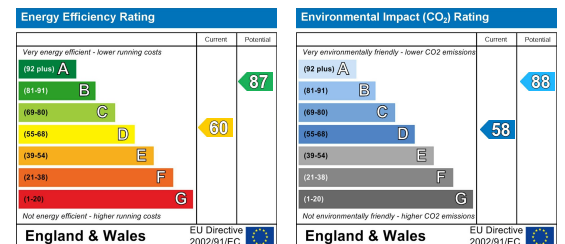
## Floor Plan



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.