



## Shiregreen Lane

Sheffield, S5 6AB

Guide Price £160,000 - £170,000



- 2 BED SEMI DETACHED
- MODERN FIXTURES AND FITTINGS
- READY TO MOVE STRAIGHT IN
- SPACIOUS DIMENSIONS
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- LOW MAINTENANCE GARDEN
- STYLISH DECOR THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX A

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**NO UPWARD CHAIN! GUIDE PRICE £160,000 - £170,000** Nestled on Shiregreen Lane in Sheffield, this charming semi-detached house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. With two well-proportioned bedrooms and a modern bathroom, this property is designed for comfortable living.

As you enter, you will find a welcoming reception room that exudes warmth and style, perfect for relaxing or entertaining guests. This delightful living space opens directly onto a lovely garden patio. The contemporary kitchen serves as the heart of the home, featuring sleek finishes and ample space for culinary creations. This outdoor space is ideal for enjoying sunny days or hosting gatherings with friends and family.

The property boasts neutral decor throughout, allowing you to easily personalise the space to your taste. Its prime location offers easy access to a variety of amenities and excellent transport links, making it convenient for daily commutes and leisure activities.

Briefly comprising entrance hallway, kitchen, living/dining room, master bedroom, bedroom 2, family bathroom.

This semi-detached house is ready for you to move in and enjoy, providing a perfect blend of comfort, style, and practicality. Don't miss the chance to make this delightful property your new home.

## ENTRANCE HALLWAY

Through a glazed composite door leads into the roomy entrance hall, comprising neutral décor, decorative floor tiling, wall mounted radiator, doors leading into the living room, kitchen and stairs rising to the first floor.

## LIVING/DINING ROOM

17'11 x 9'3 (5.46m x 2.82m)

A light and airy living and dining room, drenched in natural light through a large bay uPVC front facing window further patio doors opening out onto the garden, whilst also comprising grey tiled flooring, wall mounted radiator, bt point and aerial point.

## KITCHEN

15'4 x 7'4 (4.67m x 2.24m )

The stylish kitchen offers an array of 'on trend' dark navy blue wall and base units providing plenty of storage, contrasting light ash oak effect work surfaces, black composite sink and drainer with mixer tap, inset ceramic hob with stainless steel extractor hood above, integrated electric oven, under counter space and plumbing for washing machine, space for American style fridge freezer, 1 Velux window, inset spots, understairs storage, tiled patterned flooring and a uPVC window with composite door.

## LANDING

A roomy landing comprising uPVC window, loft hatch and doors leading to all bedrooms and bathroom.

## MASTER BEDROOM

14'1 x 8'10 (4.29m x 2.69m)

A sumptuous double bedroom flooded with natural light through a large front facing bay uPVC window, comprising wall mounted radiator and storage cupboard with wall mounted combi boiler.

## BEDROOM 2

10'4 x 8'7 (3.15m x 2.62m )

A further double bedroom, offering sliding modern wardrobes, wall mounted radiator and uPVC window over looking the garden and beyond.

## BATHROOM

8'0 x 5'7 (2.44m x 1.70m)

A sizeable family bathroom, boasting on trend grey tones, patterned tiled flooring, comprising bath with shower over, low flush WC, white pedestal sink, wall mounted chrome heated towel rail, wall mounted mirrored cabinet, extractor fan and frosted uPVC window.

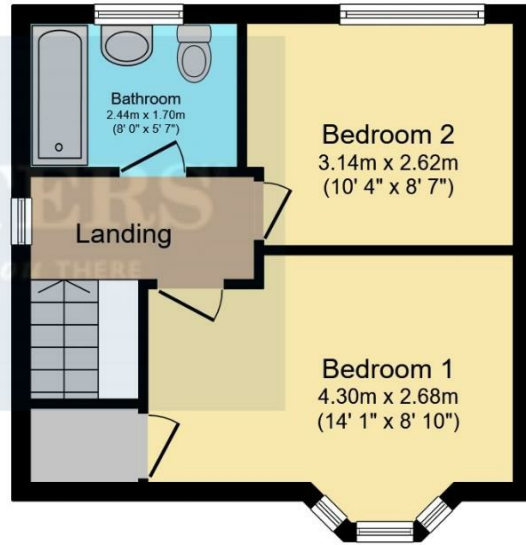
## EXTERIOR

The front of the property boast lovely kerb appeal comprising paved steps and path with low maintenance artificial lawn. To the rear of the property is a fully enclosed, low maintenance, well landscaped, sun drenched garden, the garden is mainly laid to artificial lawn, shed, wooden decked patio area great for entertaining in the summer months also comprising electrics, outdoor tap and security lighting.

# Floorplan



**Ground Floor**

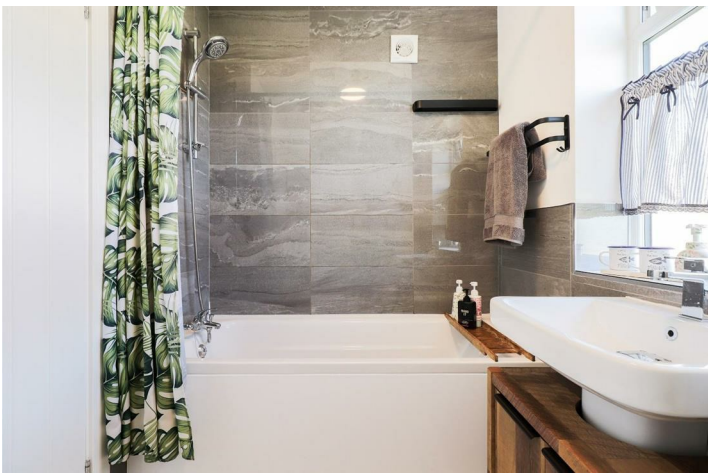


**First Floor**

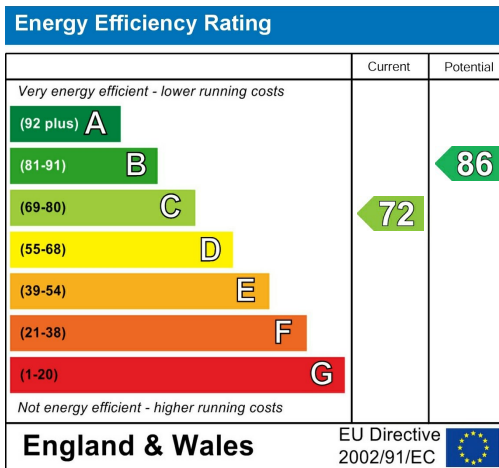
Total floor area 66.2 sq.m. (713 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io





## Energy Efficiency Graph



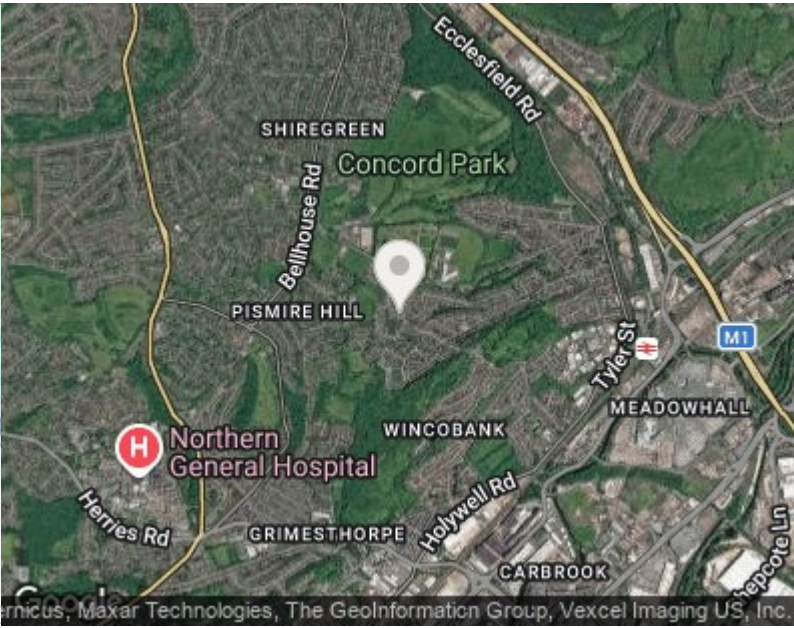
## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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