

Marketing Preview



45 Lamb Hill Close, Sheffield, S13 8FT

£160,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



NO CHAIN!! A fantastic opportunity to this three bedroom semi-detached property which boasts masses of potential and is tucked away in a quiet cul-de-sac. Benefitting from off road parking, garage and good sized rear garden. Situated close to great local amenities and road links to Sheffield and M1 motorway. ideal for first time buyers or investors!

SUMMARY

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HALLWAY

Enter through UPVC door into hallway with ceiling light, radiator and obscure glass window. Stair rise to first floor landing and doors to lounge/diner.

LOUNGE/DINER 13'10" x 20'9"

A open plan lounge/diner with carpet flooring, feature wallpapered wall and fireplace. Ceiling light, radiator and two windows. Door to kitchen.

KITCHEN 8'6" x 7'7"

Fitted with wall and base units, worktops and stainless steel sink. Ceiling fan light, three windows and door to lean too.

LEAN TO CONSERVATORY 14'1" x 8'3"

Great extra space with carpets, windows and door to rear.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, obscure glass window and access to loft. Doors to three bedrooms and bathroom.

BEDROOM ONE 10'5" x 11'7"

A generous sized double bedroom with carpet flooring. Ceiling light, radiator and window to front.

BEDROOM TWO 8'7" x 10'2"

A second double bedroom with carpet flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'3" x 8'6"

A third single bedroom with carpet flooring. Ceiling light, radiator and window to the front. Door to over stairs storage cupboard.

BATHROOM 6'6" x 5'7"

Comprising of bath with mixer tap, low flush WC and vanity unit with wash basin. Ceiling light, radiator and obscure glass window. Fully tiled walls and flooring.

OUTSIDE

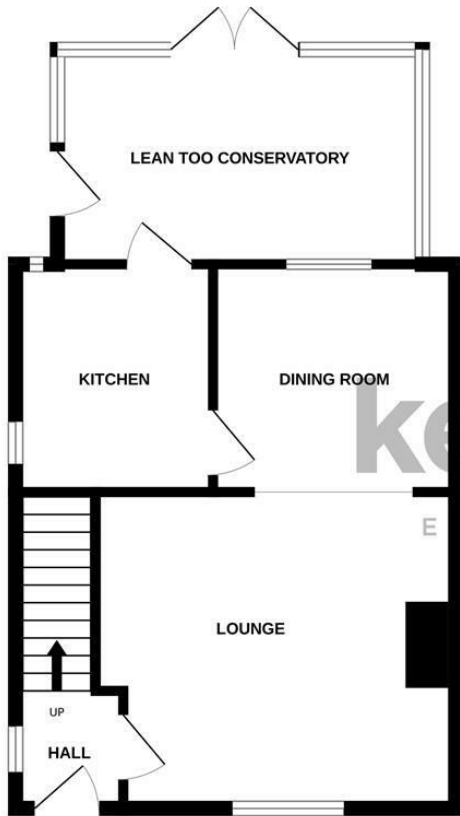
To the front of the property is a shared driveway to the side, garage and fenced garden area.

To the rear of the property is a lawn and fencing.

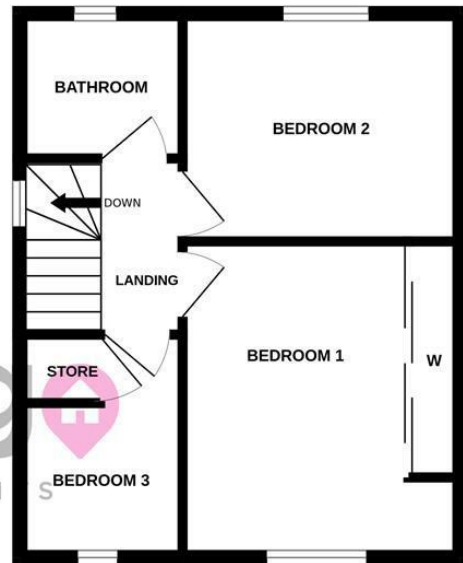
PROPERTY DETAILS

- LEASEHOLD, 731 YEARS REMAINING, £9.00PA GROUND RENT
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND - B SHEFFIELD CITY COUNCIL

GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.




1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

