



Marketing Preview



446 Manor Lane, Sheffield, S2 1UP

£195,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A viewing is essential on this three bedroom semi-detached property which also has a dressing room. Being deceptively spacious and immaculately presented throughout. Offering well presented gardens, off road parking and a garage. Ideal road links to the Parkway and Sheffield City Centre. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter via uPVC door into the spacious and welcoming hallway with a feature painted wall, laminate flooring and a meter cupboard. Two ceiling lights, radiator and a stair rise to the first floor. Doors to the WC, lounge and kitchen/diner.

LOUNGE 10'5" x 16'5"

A bright and spacious reception room with neutral decor, laminate flooring and polystyrene tiles to the ceiling. Two ceiling lights, radiator and window to the front. Sliding doors to the balcony.

KITCHEN/DINER 12'9" x 10'3"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Fitted dining table, poly tiles to the ceiling light and tiled flooring. Stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for a washing machine and fridge. Two ceiling lights, radiator and window to the rear. Door to the side lean to.

SIDE EXTENSION 5'5" x 17'7"

Currently used as a sitting room with neutral decor and tiled flooring. Two wall lights, radiator, two side windows and velux style window. UPVC door to the rear.

DOWNSTAIRS WC 5'8" x 2'3"

Comprising of a close coupled WC, obscure glass window, ceiling light and tiled flooring.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with two windows and a ceiling light. Access to the loft, storage cupboard and doors to the dressing room, bedroom one and shower room.

BEDROOM ONE 7'11" x 13'6"

A good sized double bedroom with neutral decor, laminate flooring and over stairs storage cupboard. Ceiling light, radiator and side window.

BEDROOM TWO 10'5" x 9'1"

A double bedroom with a feature painted wall, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window rear.

DRESSING ROOM/BEDROOM THREE 10'5" x 7'5"

Could be used as a third bedroom with a feature painted wall and laminate flooring. Ceiling light, radiator and window to the front.

SHOWER ROOM 4'10" x 8'10"

Comprising of a shower cubicle with an electric shower, pedestal sink and close coupled WC. Spotlighting, chrome ladder style radiator and an obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a lawn area, hedging and a driveway with gates to the side leading to off road parking for three cars and the garage.

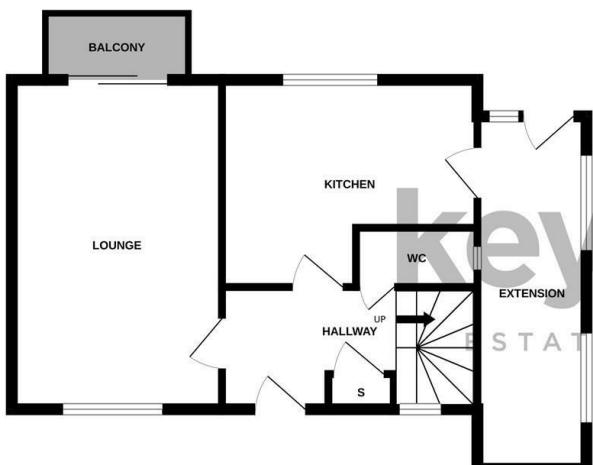
To the rear of the property is a stunning, low maintenance and generous sized garden with a patio, pebbled areas and astroturf areas. Trees and shrubbery.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of this 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		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

