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ESTATE AGENTS

Marketing Preview















87 Fox Lane, Sheffield, S12 4WS

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1













** GUIDE PRICE £210,000 - £220,000 ** Perfect for first-time buyers, this well-presented home is ready to move straight into and offers three good-sized double bedrooms. Benefiting from a spacious living room and conservatory, the property provides excellent space for both everyday living and entertaining. Further advantages include off-road parking and a generous rear garden. Ideally suited to commuters, with excellent bus and road links to Sheffield City Centre, while also being within walking distance of local amenities and schools.

SUMMARY

** GUIDE PRICE £210,000 - £220,000 ** CHAIN FREE! Perfect for first-time buyers, this well-presented home is ready to move straight into and offers three good-sized double bedrooms. Benefiting from a spacious living room and conservatory, the property provides excellent space for both everyday living and entertaining. Further advantages include off-road parking and a generous rear garden. Ideally suited to commuters, with excellent bus and road links to Sheffield City Centre, while also being within walking distance of local amenities and schools.

A uPVC door opens into the hallway and kitchen area, with stairs rising to the first floor and a useful under-stairs storage cupboard. A side door provides access to the outside, while a further door leads into the lounge. The lounge is a spacious reception room spanning the full width of the property, featuring a fireplace, a window to the front, and double doors opening into the conservatory. The conservatory provides an excellent additional living space and benefits from patio doors leading onto the rear decking area.

Stairs rise to the first-floor landing, which benefits from a window and provides access to the bedrooms and bathroom. The property offers two double bedrooms overlooking the rear and a further good-sized bedroom to the front. The accommodation is completed by a modern family bathroom.

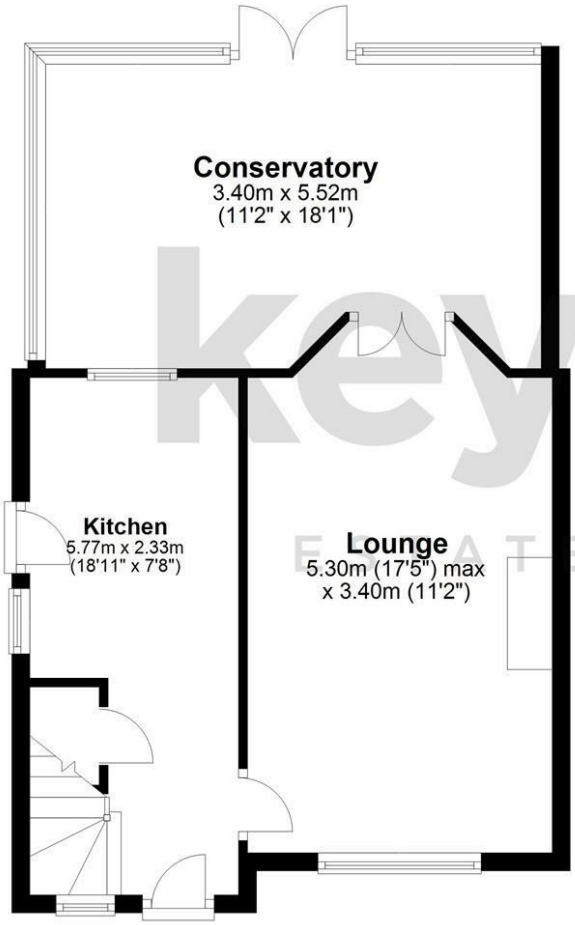
To the front of the property is a brick-paved driveway providing off-road parking, with hedging to the boundary. To the rear is an enclosed garden featuring a large decked seating area, lawn, flower beds, established shrubbery, and a garden shed, with fencing to the boundaries.

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

PROPERTY DETAILS

- LEASEHOLD, 934 YEARS REMAINING, £12PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

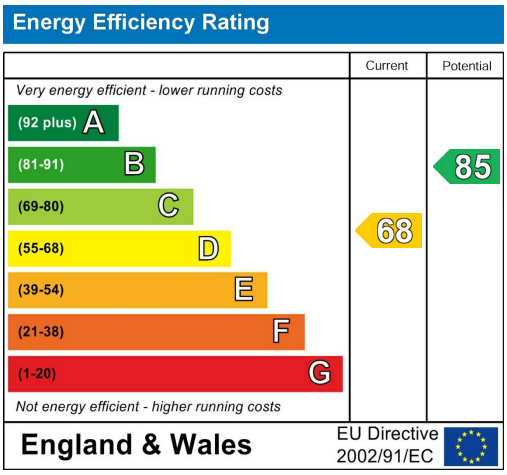
Ground Floor



First Floor



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