

Church Lane Woodhouse Sheffield S13 7LE
Offers Around £115,000

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**** NO CHAIN ** FREEHOLD **** Situated in this popular residential area is this two double bedroom terrace property which is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste. The property is situated close to an excellent range of local amenities, fitness facilities, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Chesterfield, stunning countryside walks, regular public transport links, school catchment area and walking distance to the local park.

In brief, the living accommodation briefly comprises: enter through a front door into an entrance lobby with access into the good sized lounge with a front window and fireplace. A door then opens into the kitchen which has a range of units with a worktop which incorporate the sink and drainer. There is a wall mounted gas boiler and a rear entrance door.

From the entrance lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The principal bedroom is to the front and is a good sized double with a cupboard. Double bedroom two is to the rear aspect. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- IDEAL FOR FIRST TIME BUYER OR INVESTORS
- EXCITING POTENTIAL
- IN NEED OF UPDATING
- TWO DOUBLE BEDROOMS
- GOOD SIZED REAR GARDEN
- GAS CENTRAL HEATING
- FREEHOLD
- NO CHAIN
- CONVENIENT LOCATION
- AMENITIES CLOSE-BY





OUTSIDE

To the front of the property is a forecourt which sets the property back from the road. To the rear is a good sized garden.

LOCATION

Situated to an excellent range of local amenities, fitness facilities, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Chesterfield, stunning countryside walks, regular public transport links, School catchment area and walking distance to the local park.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

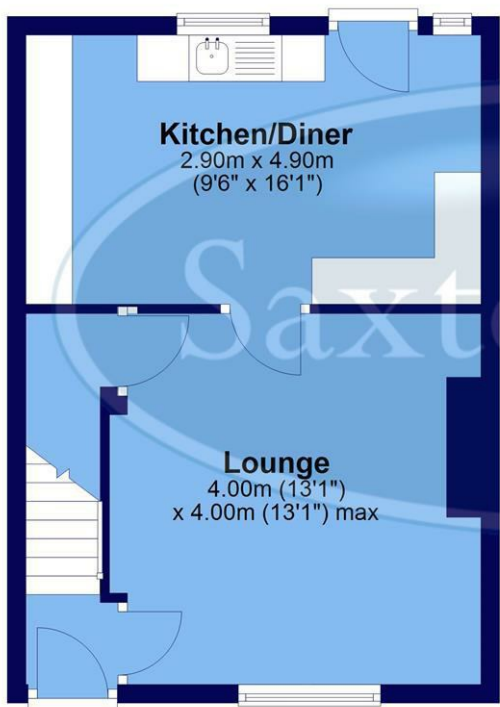
Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Ground Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 69.1 sq. metres (743.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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