



12, Orgreave Lane, Sheffield, S13 9NF

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Description

Located on Orgreave Lane in the desirable area of Handsworth, Sheffield, this charming semi-detached house presents a wonderful opportunity for first-time buyers or savvy investors alike. Spanning an impressive 692 square feet, this three-bedroom home, built in the late 1950s, boasts a spacious and inviting atmosphere, enhanced by an abundance of natural light.

Upon entering, you are greeted by a small porch that leads into a generous lounge, adorned with elegant wood-effect flooring. This inviting space flows seamlessly into a well-appointed kitchen diner, featuring a stylish array of modern white wall and base units, complemented by contrasting wood-effect worktops. The kitchen is equipped with a mix of integrated and freestanding appliances, and the chic white 'metro' style wall tiling adds a contemporary touch. Completing the ground floor is a modern bathroom suite, showcasing a P-shaped bath with a shower overhead, elegantly finished with stylish grey wall tiling.

The first floor is dedicated to the bedroom accommodation, where you will find a master bedroom with a large window and a tasteful grey feature wall, offering delightful views to the front. The second bedroom is also a spacious double, overlooking the tranquil rear garden, while the third bedroom serves perfectly as a single room or a home office.

Externally, the property is gated, providing a sense of privacy, and there is potential for a driveway, subject to planning approval. The private rear garden is a true highlight, featuring a lovely paved terrace, a gravelled seating area, and a well-maintained lawn, perfect for outdoor relaxation. Additionally, there is an external store room and a storage shed, enhancing the practicality of this delightful home, as well as the proximity to local shops, amenities, road and bus links and both primary and secondary schools a short distance away. On-street parking is available on the road outside the property.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

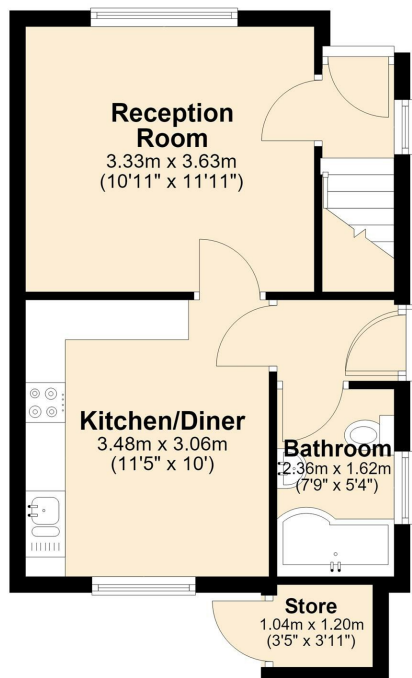
- GUIDE PRICE £180,000 to £190,000
- Spacious three bedroom, semi-detached house
- Spacious kitchen diner with seating area
- Located in the popular area of Handsworth
- Two spacious double bedrooms
- Contemporary bathroom with modern grey tiling
- Low maintenance rear garden with entertaining areas
- Additional storage outbuilding
- Located close to road and bus links
- On street parking





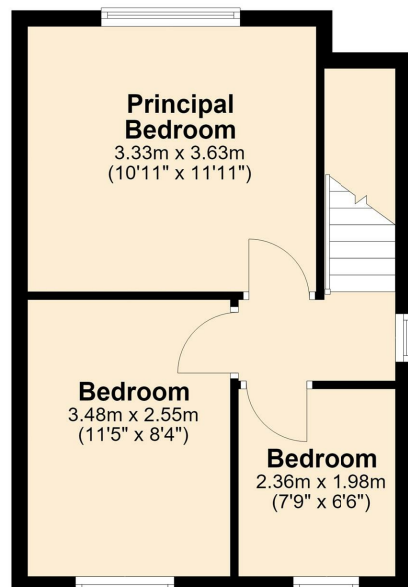
Ground Floor

Approx. 32.8 sq. metres (353.4 sq. feet)

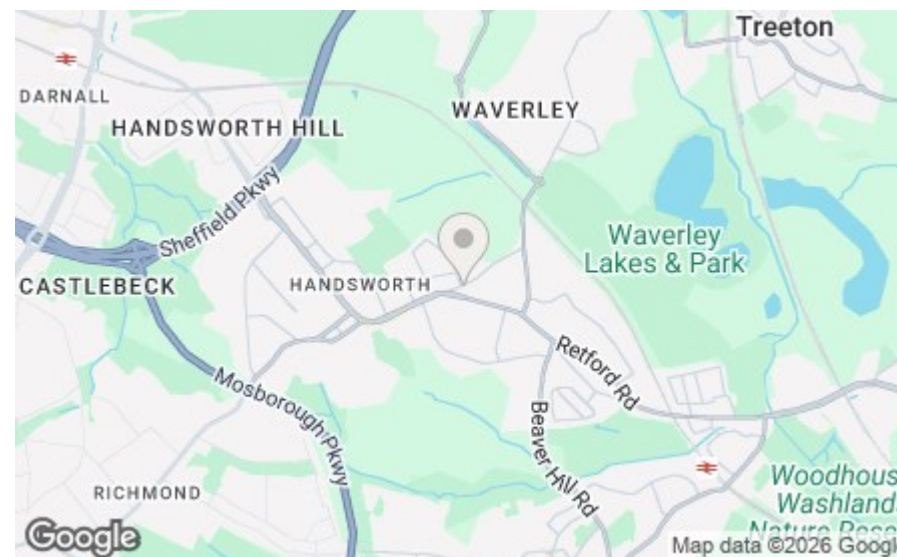


First Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



Total area: approx. 64.3 sq. metres (692.2 sq. feet)



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