

79, Trap Lane, Sheffield, S11 7RF

79, Trap Lane

Sheffield, S11 7RF

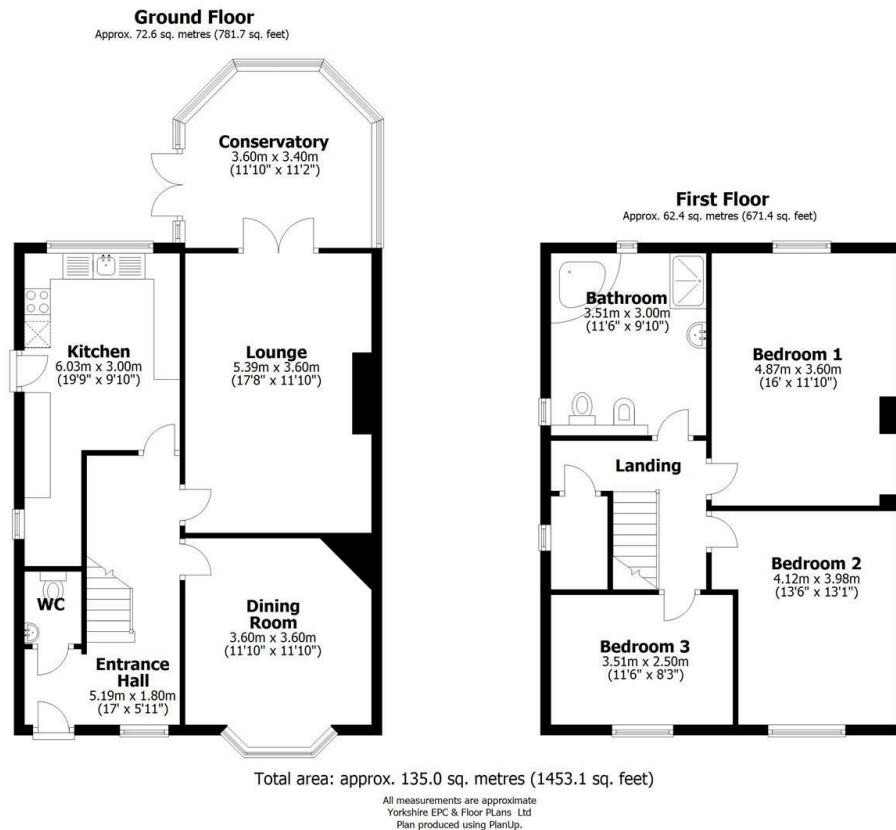
Description

A spacious, three bedroom 1920's detached property ideally situated, close to the local shops and first class schooling that are found in Bents Green. The property is located on a generous, south westerly facing plot with a large rear garden that is mainly laid to lawn. Due to the size of the rear garden and the generous driveway at the side it is suggested that there is plenty of potential to develop this home further if required (subject to regs) and provide additional accommodation. This lovely property has all the makings of a super home, with generous proportions throughout and the garden to match, you can easily see that with a bit of modernisation this could be a home to be proud of. With the exception of the timber, double glazed conservatory at the rear which provides extra reception space, the property has full UPVC double glazing and a modern gas central heating system powered by a combination boiler that was installed in circa 2018. Bents Green is a highly sought after location which adjoins the beautiful surrounding countryside of The Mayfield Valley where scenic walks run into town via both Bingham and Endcliffe Parks or up the valley towards The Peak Park. There are a number of local shops and bus links found on Ringinglow Road and The Hammer and Pincers Pub can always be relied on for a decent pint and a thriving social scene.

- Three good bedrooms.
- Dining room with bay window.
- Large sitting room opening into the conservatory.
- Spacious, breakfast kitchen.
- Welcoming reception hallway.
- Large family bathroom and a separate, ground floor W.C.
- Off road parking for several cars.
- Large rear garden that extends to well over 100 feet.
- Garage and greenhouse/workshop to the rear.
- No onward chain and EPC rating 68D.







Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.