



155 Trap Lane  
Bents Green, Sheffield, S11 7RG  
Offers In The Region Of  
£145,000



# 155 Trap Lane



## Description

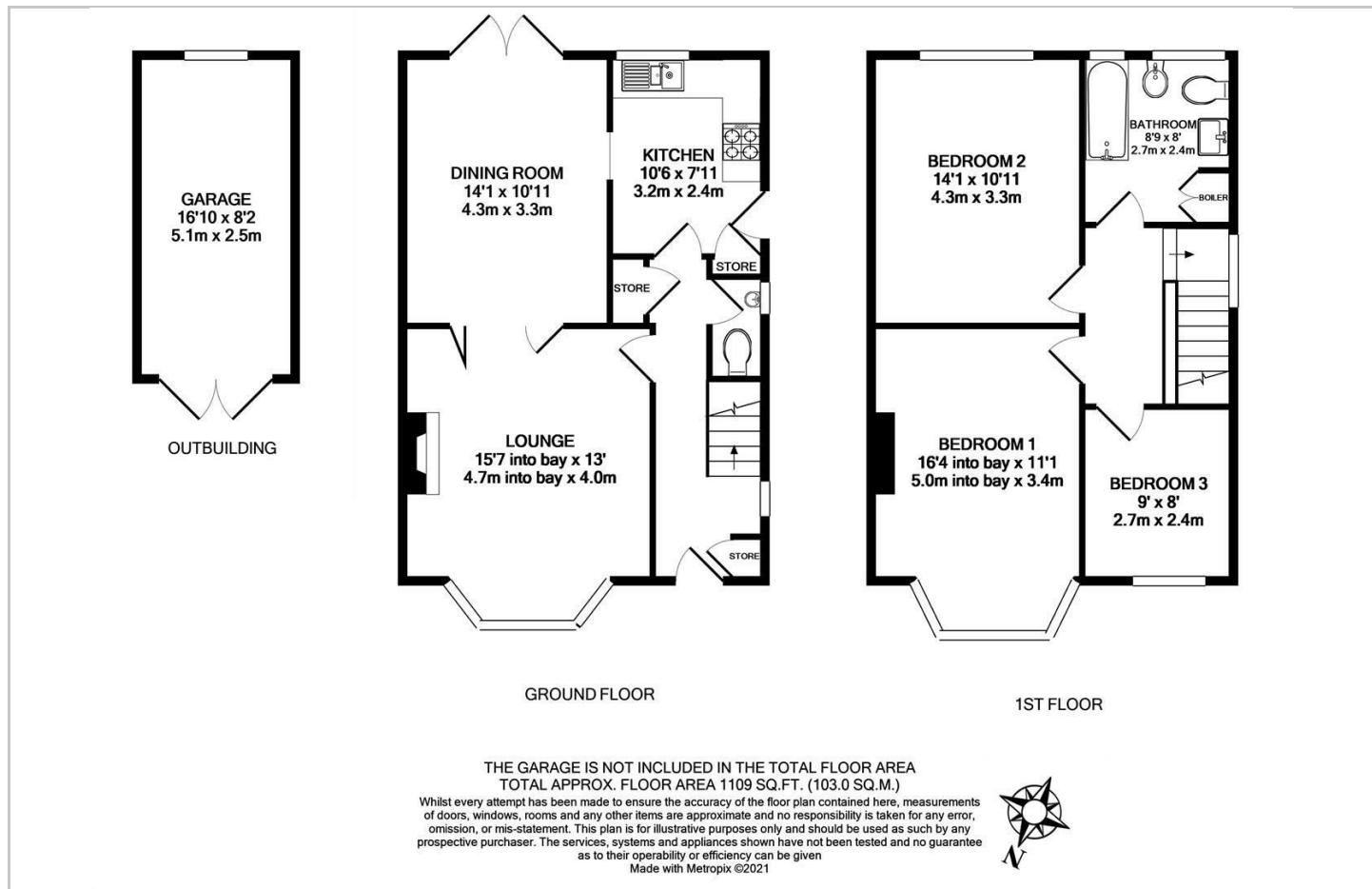
Situated at the end of Trap Lane with little in the way of passing traffic number 155 is one of a handful of properties that were constructed in the 1930's out of reclaimed stone from the St Pauls church in Sheffield. The attractive, hand cut stone is complemented by the unique granite lintels and gateposts from the same church and along with the Art Deco styled interior combine to give this unique house a timeless appeal. The property commands a fine outlook over the valley and is situated on a generous plot which includes a stunning south facing garden at the rear. With quality housing being something of a scarcity in this buoyant market and location being so important it is suggested that there is huge potential here to develop this existing three bedroom property into the home of your dreams (subject to regs). Bents Green is a very desirable locality situated on the edge of glorious countryside and yet having good transport links, local shops and first class schooling.

- Three good bedrooms, two of which command superb views.
- Dining room with good proportions and French windows to the garden.
- Family bathroom including a cast bath with original taps.
- Driveway providing off road parking and a detached garage.
- Sitting room with bay window framing the lovely outlook across the valley towards S10.
- Fitted kitchen.
- Reception hall and ground floor W.C.
- Gorgeous south facing garden to the rear with an attractive water feature cascading into a pond.





## Floor Plan



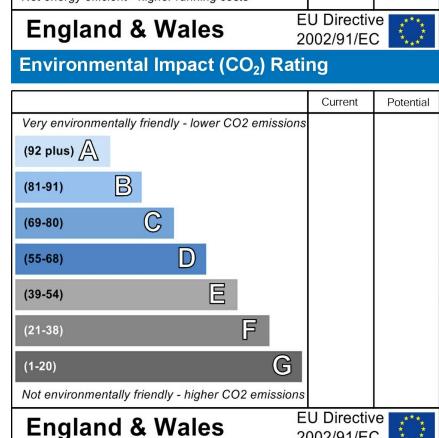
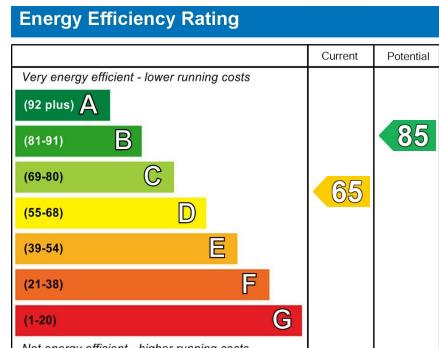
## Area Map



## Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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