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105 Elm Lane, Sheffield

Sheffield

Offers in Region of **£210,000**

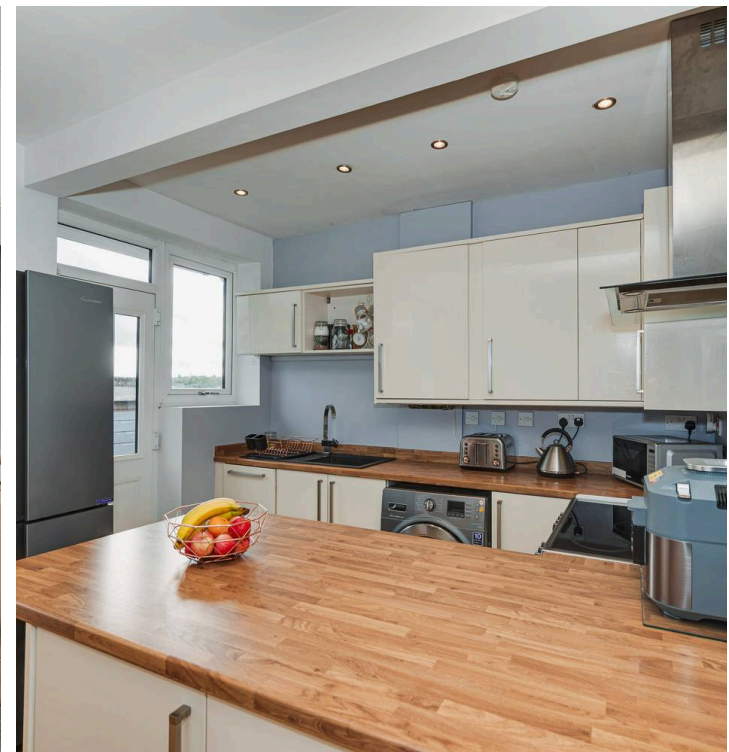
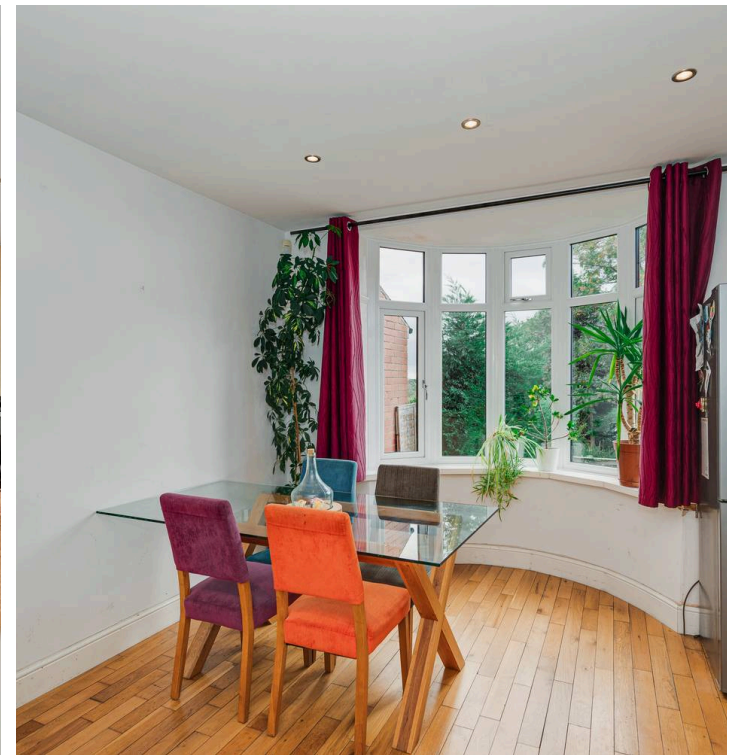
105 Elm Lane

Sheffield

This well presented three bedroom semi-detached family home is offered as a leasehold property, falling within Council Tax Band B and boasting an EPC rating of D. The accommodation is thoughtfully arranged to suit the needs of a growing family, featuring an inviting open plan kitchen and dining room that creates a sociable hub for daily living and entertaining. Along with a cosy front living room benefitting from an open fire. Each bedroom is generously sized, and the home is decorated in neutral tones throughout, allowing buyers to easily add their own personal touch. The property also benefits from excellent public transport links and is conveniently situated close to a wide range of local amenities, including shops, schools, and parks. With off road parking and the potential for expansion (subject to planning permission), this property represents an excellent opportunity for those seeking a comfortable and versatile family home. Outside, the property offers private gardens to the front and rear, providing safe and secure spaces for children and pets to play. The driveway provides convenient off road parking for multiple vehicles. The outdoor areas are both practical and low maintenance, making them ideal for busy family life. Early viewing is highly recommended. Council Tax band: B

Tenure: Leasehold

- THREE BEDROOMED SEMI-DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING ROOM
- PERFECT FOR GROWING FAMILIES
- OFF ROAD PARKING
- PRIVATE GARDENS PERFECT FOR CHILDREN AND PETS
- GREAT LOCATION CLOSE TO MANY LOCAL AMENITIES





Garage

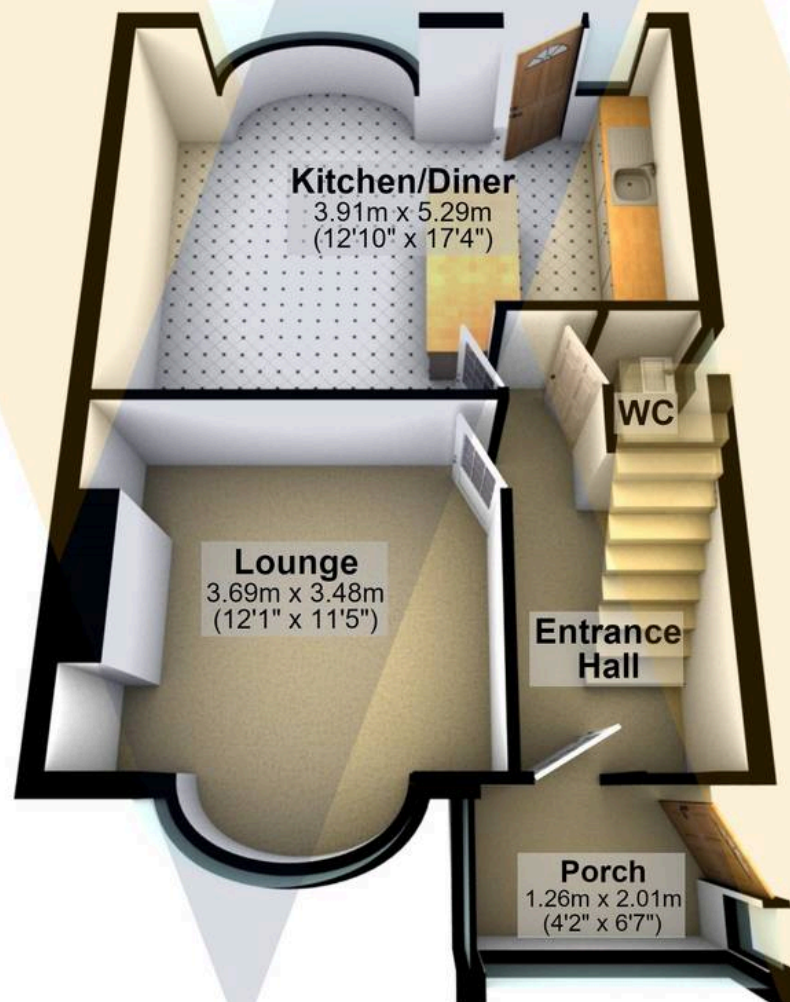
Approx. 13.3 sq. metres (143.3 sq. feet)



Garage
4.92m x 2.71m
(16'2" x 8'11")

Ground Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



Kitchen/Diner
3.91m x 5.29m
(12'10" x 17'4")

Lounge
3.69m x 3.48m
(12'1" x 11'5")

Entrance Hall

WC

Porch
1.26m x 2.01m
(4'2" x 6'7")

First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Bedroom 2
3.96m x 3.18m
(13' x 10'5")

Bedroom 3
3.11m x 2.01m
(10'3" x 6'7")

Landing

Bedroom 1
3.00m x 3.50m
(9'10" x 11'6")

Bathroom
2.12m x 1.69m
(6'11" x 5'6")

Total area: approx. 92.0 sq. metres (989.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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