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morfittsmith

Ben Lane,  
Wisewood,  
Sheffield,  
S6 4SE





**A promising apartment tucked away in leafy northwest Sheffield: Ben Lane.**

Boasting excellent connections and ample living space, this charming 2-bed is brimming with potential.







### **Time to explore.**

Ben Lane can be found in Wisewood, a charming community in northwest Sheffield on the fringes of Loxley and Malin Bridge. Wisewood strikes an excellent balance between peaceful suburban living thanks to its superb connections. The convenient Loxley Road take you into the heart of Hillsborough and Malin Bridge, giving you unlimited access to the charming amenities therein. These include excellent shopping facilities, delicious dining options along Middlewood Road and Holme Lane, and the ever-popular Sheffield Wednesday Stadium. There are also plenty of attractions local to Wisewood, including reputable schools, charming pubs, and plenty of local businesses. Ben Lane has all this and more with easy reach while also being surrounded by some stunning examples of natural beauty. This includes the Robin Wood Nature Trail and the magnificent Wadsley and Loxley Commons, meaning you never have to venture far to escape the concrete jungle. Ben Lane is located in a peaceful spot with practical on-road parking, making this an ideal base of operations.



## Step inside your new home.

Occupying the first floor of the charming stone-front building, Ben Lane opens into a hall from which all other rooms are accessible. There are two bedrooms, one a generous double with space for handy storage, and the other a smart single ideal for a home office space or perhaps a dressing room. The family bathroom consists of a functional three-piece suite with smart tiling, a bathroom cabinet, and a practical shower over the bath. Completing the floorplan is the open-plan lounge/kitchen. The kitchen area features ample cabinets and worktops, modern integrated appliances, and space for white goods. The lounge area can accommodate a range of comfy furnishings and a dining table, with a handy TV socket for entertainments. This is a generously sized space boasting the potential for a very impressive modernisation. To the rear of the property is a sizeable garden with room for outdoor furniture or even a barbecue, surrounded by leafy foliage for your privacy. In the hands of an ambitious homeowner, this space has the potential to become something quite special.







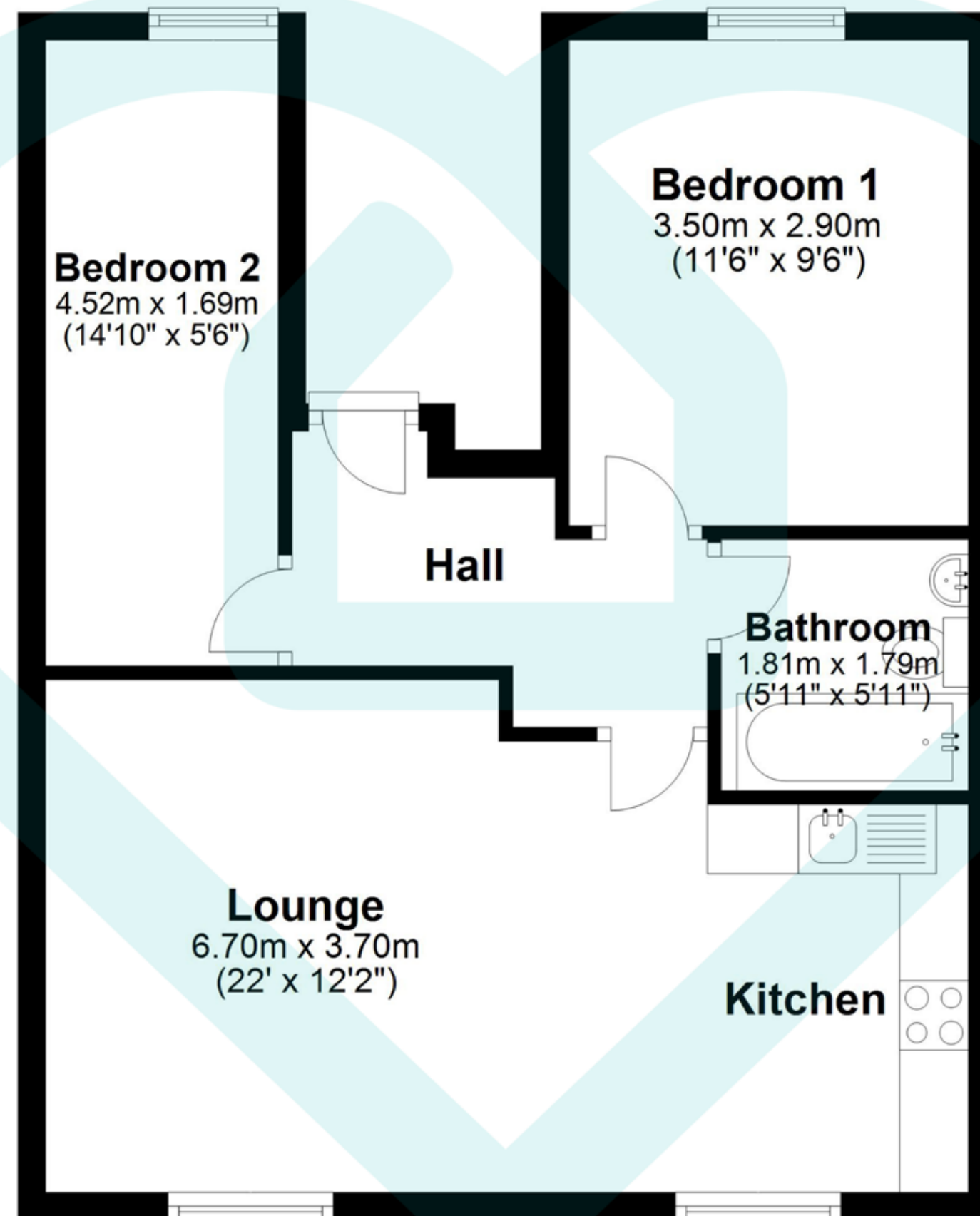






## First Floor

Approx. 49.4 sq. metres (531.7 sq. feet)



Total area: approx. 49.4 sq. metres (531.7 sq. feet)

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement.

We always recommend viewing in person to confirm the exact floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E		
21-38	F	29   F	
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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