

Saxton Mee



1 Lavender Way, Wincobank, Sheffield, S5 6DY
Price guide £150,000 to £160,000

St Luke's
Sheffield's Hospice

1 Lavender Way

Wincobank

Price guide £150,000 to £160,000

PRICE GUIDE £150,000-£160,000 ** RECENTLY BUILT **
VIEWING RECOMMENDED ** Situated on this popular residential estate is this extremely well presented three bedroom, two bathroom semi detached property. Benefiting from a driveway, uPVC double glazing, solar panels and gas central heating. In brief, the spacious living accommodation set over three levels briefly comprises: entrance hall with under stair storage and downstairs WC. Well presented, fully integrated dining kitchen having a range of wall, base and drawer units, integrated appliances include fridge, freezer, dishwasher, washing machine, oven, four ring gas hob and extractor fan. Good size lounge with uPVC French doors opening onto the rear garden and filling the room with natural light.

- IDEAL FAMILY HOME
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
- DRIVEWAY
- FULLY ENCLOSED REAR GARDEN
- FREEHOLD
- DOWNSTAIRS WC





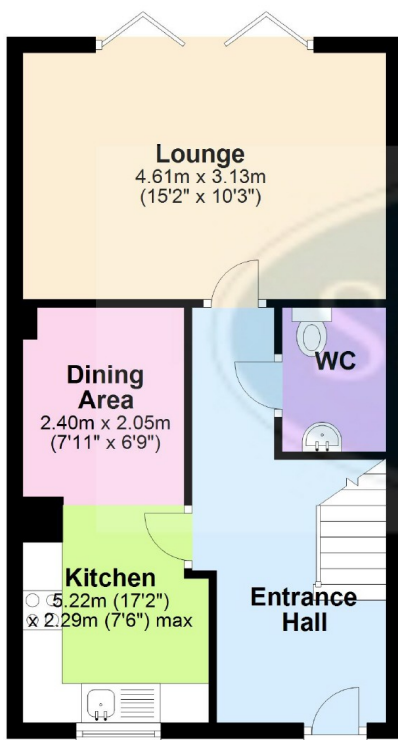
A staircase rises to the first floor landing. Two bedrooms and a bathroom including bath with shower over, WC and wash floor. Second floor: storage cupboard. Master bedroom with a dormer window and benefiting from an en suite shower room.

Outside: a front planted garden, a path leads to the entrance door and a block paved driveway to the side providing off road parking for up to two cars which leads down the side of the property. An fully enclosed, easily maintained, landscaped rear garden which includes a patio. Water tap. Situated close to an excellent range of local amenities, local doctors surgery, excellent schools, great pubs/restaurants, a short distance to the M1 motorway networks, Sheffield City Centre, Meadowhall shopping centre and nearby local park.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

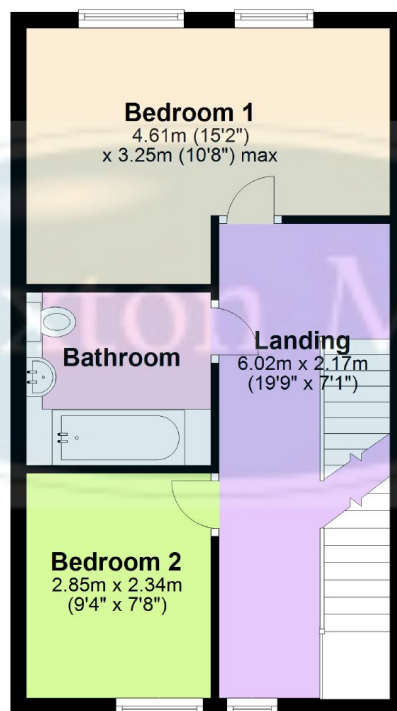
Ground Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



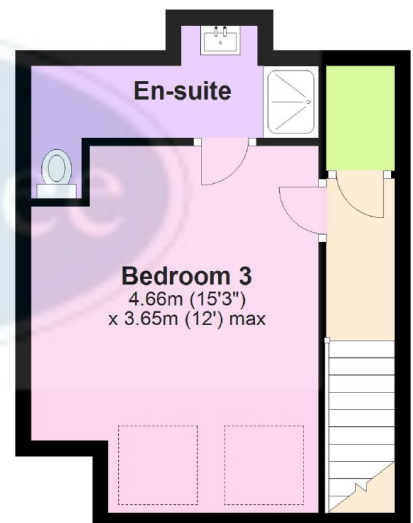
First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Second Floor

Approx. 25.7 sq. metres (277.0 sq. feet)



Total area: approx. 104.2 sq. metres (1121.6 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

