



163 Langsett Avenue, Sheffield, S6 4AD

Located on this extremely sought after road and offered for sale with no chain and early vacant possession is this contemporary styled three bedroomed mid terrace property which is sure to be of interest to the first time buyer or young family. Having gas fired central heating, UPVC double glazing and attractive rear garden the accommodation comprises; entrance porch, inner lobby, sitting room with fireplace, fitted kitchen with built in appliances, garden room and bathroom with suite in white. To the first floor, two double bedrooms, bedroom three and WC. Well placed for nearby amenities and within easy access of public transport to the City Centre.

Offers Around £179,950

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The Accommodation Comprises

Composite front entrance door with double glazed top sections opens through in to the

Entrance Porch

Having UPVC double glazed windows to three elevations, wall mounted fuse board and cupboard housing the fuse board. Panelled door with leaded stained top section opens through in to the

Inner Lobby

Having staircase with handrail rising to the first floor, double panelled central heating radiator and door to the

Well Presented Sitting Room

A good sized sitting room which has a front facing UPVC double glazed window, double panelled central heating radiator and contemporary styled fireplace set to the chimney breast. Door to the

Fitted Kitchen

Fitted with a good range of white gloss wall and base units, wood effect work surfaces with inset 1 & ½ sink and drainer with swan neck mixer tap set beneath one of three rear facing UPVC double glazed windows. Wood effect flooring, glazed display units, recess for fridge freezer and a double panelled central heating radiator. Hotpoint stainless steel electric fan assisted oven, 4 ring black glass ceramic hob and extractor canopy set over. Door to side

lobby and UPVC stable door with double glazed top section gives access to the

Garden Room

Offering versatility, having a stone floor, double glazed windows, plumbing for washing machine, water tap and side and rear doors to the garden.

From the fitted kitchen door to a

Side Lobby

Having a tiled floor and door to the

Bathroom

Having contemporary suite in white comprising of pedestal wash hand basin, dual flush WC with soft close seat and bath with chrome shower set over. Tiled floor, extractor, heated towel rail and a rear facing UPVC double glazed obscured window.

From the inner lobby staircase with handrail rises to the

First Floor Landing

With doors to all first floor rooms.

Double Bedroom One

Having a front facing UPVC double glazed window, double panelled central heating radiator, recess wardrobes to two walls and airing cupboard with hot water cylinder.

Double Bedroom Two

Having a rear facing UPVC double glazed



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window and a double panelled central heating radiator.

Bedroom Three

Having a rear facing UPVC double glazed window and a double panelled central heating radiator.

WC

Having a low flush WC and wash hand basin. The room houses the wall mounted gas fired central heating boiler.

Outside

To the front forecourt garden with rockery and pathway to the front door.

To the rear a self contained rear garden with level lawn, central path and garden shed.

Fixtures & Fittings

Certain items may be available to purchase by separate negotiation with the Vendor.

Viewing

Contact Evans Lee on (0114) 230 96 44 or info@evanslee.co.uk



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163 LANGSETT AVENUE

APPROXIMATE GROSS INTERNAL AREA = 92.9 SQ M / 999 SQ FT



GROUND FLOOR
52.7 SQ M / 567 SQ FT

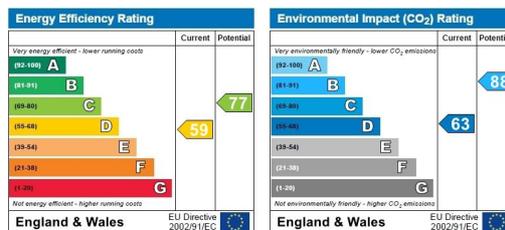


FIRST FLOOR
40.2 SQ M / 432 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

Directions

Heading along Worrall Road towards Hillsborough Golf Club turn right on to Langsett Avenue and you will locate NO 163 on the right hand side.



Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

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