





## 15 Lavender Way

Shiregreen • Sheffield • S5 6DY

Guide Price £140,000 to £150,000

An attractively decorated and generously proportioned 3 bedroom 3 storey semi detached house located in a convenient and popular area. The property has uPVC double glazing, gas central heating and a generous enclosed garden to the rear. In brief the accommodation comprises; to the ground floor, Entrance Hall, Cloakroom/W.C, Dining/Kitchen fitted with a modern range of beech effect wall and base units, wall mounted combination boiler within a wall unit, integrated gas hob and electric oven, space for washing machine, fridge/freezer, dishwasher which are available by negotiation, Living room with French doors to the generous rear garden. To the first floor are two good sized bedrooms and the family Bathroom with modern white suite and part tiling, to the second floor is the Master Bedroom with En-suite shower room. To the front of the property is a block paved driveway and front garden, to the rear is a generous fully enclosed lawned garden with patio and rear access. Lavender Way is ideally positioned for local shops & amenities, nearby schools, and access to the M1 motorway, Meadowhall and Sheffield City Centre. Will be of interest to owner-occupiers and investors. No chain. Freehold.

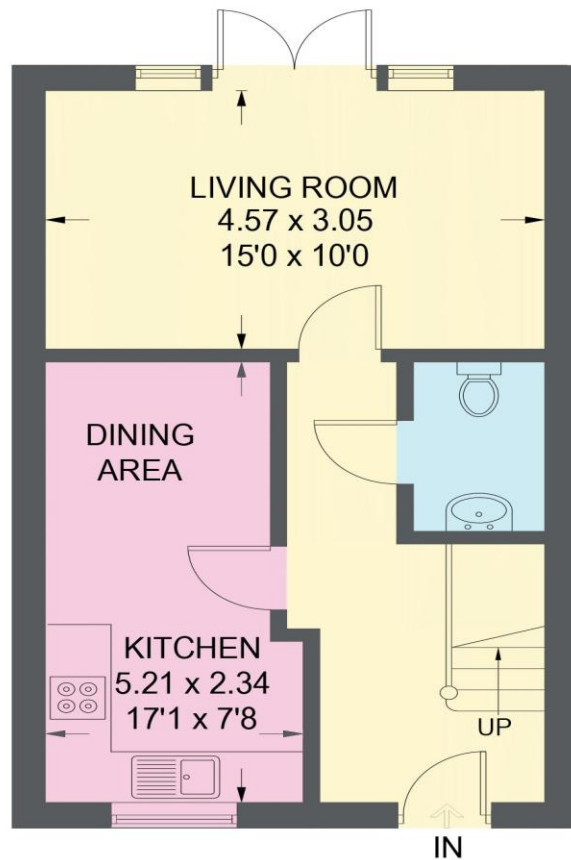


- 3 Storey, 3 Bedroom Semi detached property
- uPVC Double Glazing
- Gas Central Heating
- No Chain
- Well Presented
- Modern Fitted Kitchen
- Master Bedroom with En Suite
- Driveway
- Enclosed Rear Garden
- Popular and convenient location

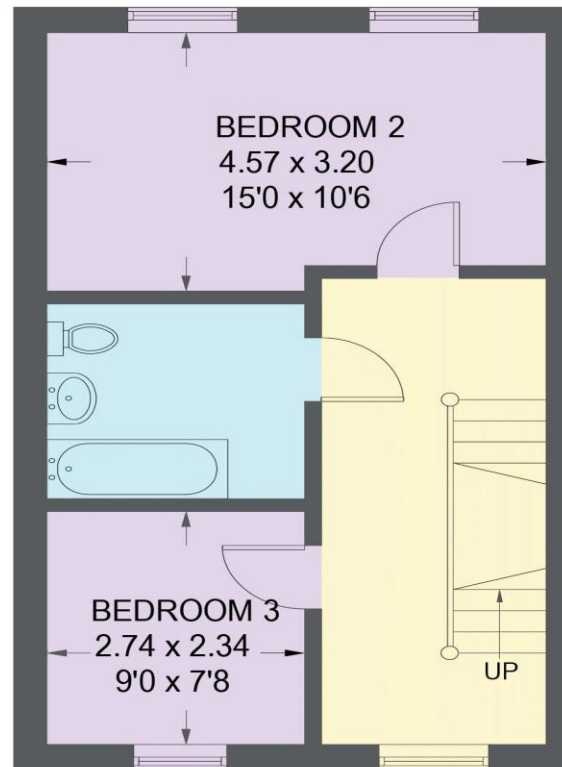


# 15 LAVENDER WAY

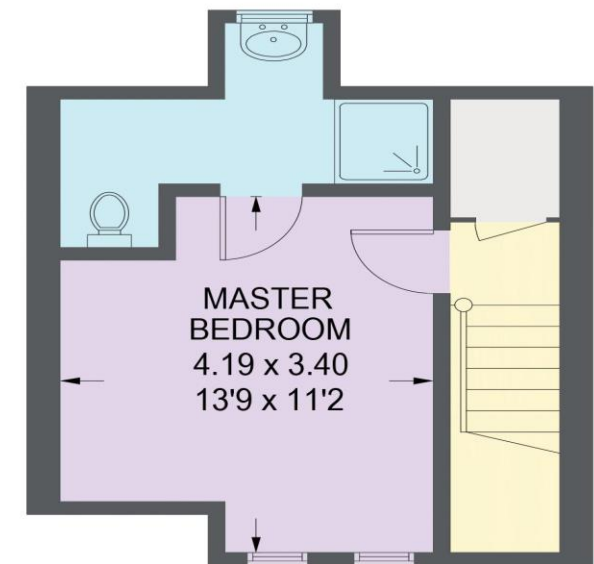
APPROXIMATE GROSS INTERNAL AREA = 101 SQ M / 1086 SQ FT



**GROUND FLOOR**  
**38.6 SQ M / 415 SQ FT**



**FIRST FLOOR**  
**38.2 SQ M / 411 SQ FT**



**SECOND FLOOR**  
**24.2 SQ M / 260 SQ FT**

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

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.