







Yew Tree Cottage

134 Edge Lane • Birley Edge • S6 1ES

Guide Price £285,000 - £300,000

A fabulous 2-bedroom stone built detached cottage on one level, set within a beautiful surrounding garden, with a woodland backdrop. Benefits from a semi-rural location, lovely rear aspect, off street parking, detached garage, predominantly double glazed and combination gas central heating. Freehold, No chain. The property enters into a welcoming hallway featuring cloakroom storage. The lounge is light and airy courtesy of windows to the front and rear, plus partially glazed double doors opening out onto an enclosed terrace to the side of the property. A focal stone chimney breast houses a gas stove. The L shaped dining kitchen is fitted with neutral wall and base units, tiled splash backs, space with plumbing for free standing appliances, and ample space for a dining table. A double-glazed sash window overlooks the elegant rear garden. There are 2 double bedrooms, both overlooking the garden, both presented in neutral tones, with carpets. The spacious bathroom is partially tiled, comprising of a bath, separate shower enclosure, hand wash basin and WC. Externally, a driveway leads to the property with a hard standing patio to the side and attractive garden to the rear, with a fabulous woodland backdrop. The garden features established borders filled with mature, colourful planting, pretty flower beds, and mature trees, inclusive of a potting shed and greenhouse. Edge Lane is located close well-placed for local shops and amenities in Hillsborough, local school and recreational facilities. Easily accessible to the city centre, motorway network, Meadowhall and the hospitals.





- Stone Built detached Cottage
- Quiet, Semi Rural Location
- 2 Double Bedrooms
- Light & Airy Lounge
- Accommodation on One Level

- Spacious Dining Kitchen
- Attractive Established Rear Garden
- Detached Garage
- Freehold & No Chain
- Council Tax Band E



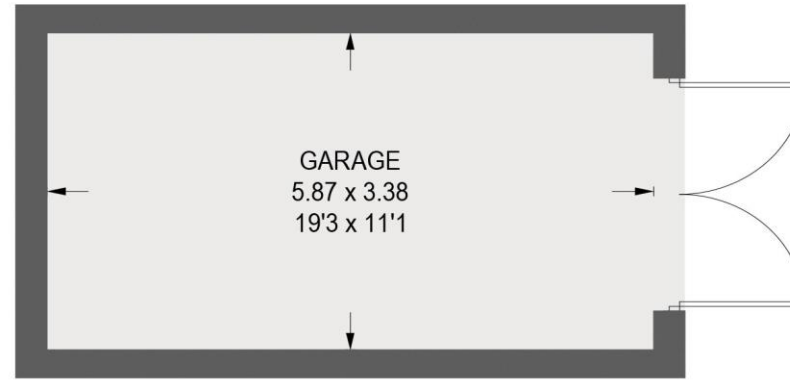


134 EDGE LANE

APPROXIMATE GROSS INTERNAL AREA = 80.2 SQ M / 863 SQ FT

GARAGE = 20.3 SQ M / 218 SQ FT

TOTAL = 100.5 SQ M / 1081 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR
80.2 SQ M / 863 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID968844)



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