



## 152 Mason Lathe Road

Shiregreen, Sheffield, S5 0TQ

**Guide price £155,000**



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Nestled on Mason Lathe Road in the desirable area of Shiregreen, Sheffield, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is the sizable garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, the property benefits from off-road parking for one vehicle, ensuring convenience and ease of access.

Situated close to local hospitals and a variety of amenities, this home is ideally located for those who value both comfort and convenience. With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this semi-detached house on Mason Lathe Road is a fantastic choice that combines practicality with a welcoming atmosphere. Don't miss the chance to view this delightful home.

## Lounge

13'11" x 14'1" (4.25m x 4.29m)

This inviting lounge features a spacious layout flooded with natural light from three front-facing windows. A classic fireplace serves as the room's focal point, framed by clean, neutral walls and complemented by a soft, deep-toned carpet underfoot, creating a warm and comfortable space ideal for relaxation or entertaining.

## Kitchen Area

9'5" x 10'9" (2.87m x 3.27m)

The kitchen area is modern and practical, featuring white cabinetry beneath and above the wooden-effect countertops, which provide ample workspace. A built-in oven and gas hob are seamlessly integrated, complemented by a stainless-steel extractor hood. The tiled splashback and window ensure the room feels bright and fresh, while the adjoining dining area offers a cosy space for meals, framed by an archway that adds character and defines the two spaces.

## Dining Area

9'4" x 6' (2.85m x 1.82m)

The dining area provides a cosy spot for informal meals, with easy access from both the kitchen and the staircase. Its modest size makes it ideal for a table and chairs, perfect for everyday dining while remaining connected to the rest of the living space.

## Hallway

A welcoming hallway greets you at the entrance, featuring a sturdy front door with a letterbox and glazed panels that allow light to filter through. The space is practical with wood-effect flooring and a staircase leading to the first floor, offering a clear and inviting route through the home.

## Landing

Upstairs, the landing offers access to all bedrooms and the bathroom, brightened by a side window and finished with neutral walls and carpet underfoot, creating a smooth transition between rooms.

## Bedroom 1

13'11" x 10'10" (4.23m x 3.31m)

The largest of the three bedrooms enjoys generous proportions and two front-facing windows, filling the room with natural light. Neutral walls and carpet create a calm atmosphere, and a built-in cupboard adds useful storage space, making it a comfortable space for rest and relaxation.

## Bedroom 2

9'5" x 8'2" (2.87m x 2.50m)

This bedroom, located at the rear of the house, features a front-facing window that brings in natural light. Its neutral decor and carpet offer a blank canvas, suitable for a variety of uses from a restful bedroom to a study or hobby room.

## Bedroom 3

10'6" x 6'2" (3.20m x 1.87m)

The third bedroom is ideal for a nursery or office.

## Bathroom

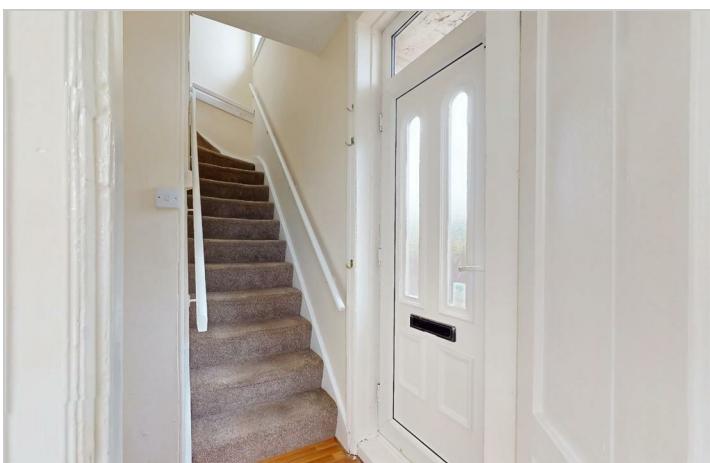
The bathroom is bright and practical, with a white suite consisting of a bath with an overhead shower and a curtain, a pedestal basin, and a close-coupled WC. A heated towel rail and window ensure comfort and ventilation, while light walls and flooring create a fresh and airy feel.

## Rear Garden

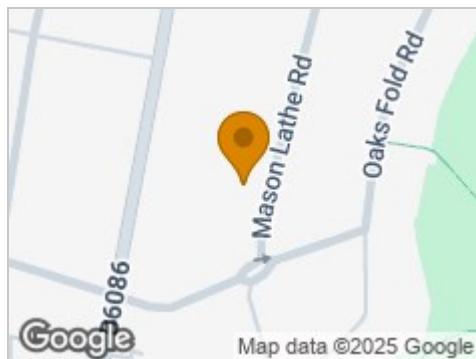
The rear garden offers a generous lawned area bordered by hedging and mature trees, providing a private and peaceful outdoor space. A paved path leads from the back of the property, with ample space for outdoor seating or garden activities, making it perfect for relaxing or entertaining.

## Front Exterior

The front exterior presents a traditional brick semi-detached home with a hedge-lined boundary and a gravel driveway providing off-street parking. The property benefits from mature landscaping and a welcoming entrance, set on a quiet street with easy access to local amenities.



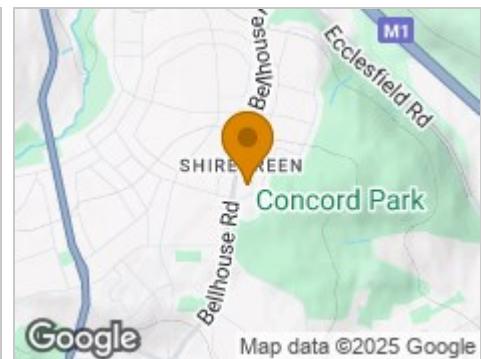
## Road Map



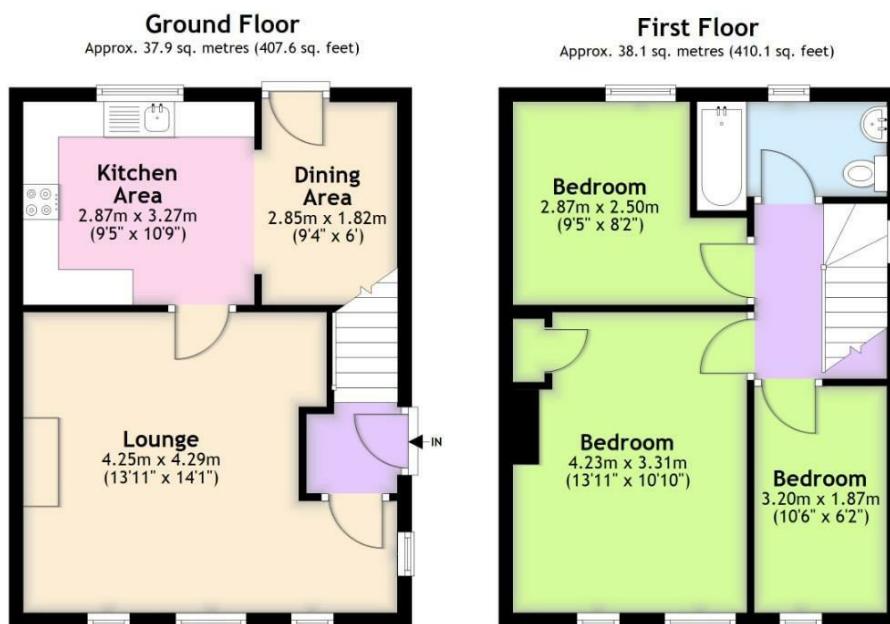
## Hybrid Map



## Terrain Map



## Floor Plan



Total area: approx. 76.0 sq. metres (817.7 sq. feet)

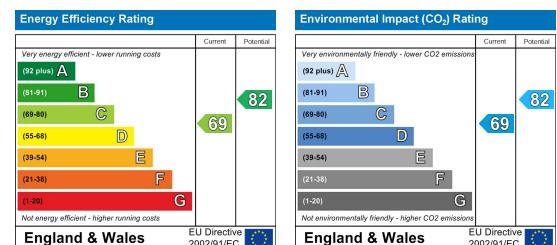
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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