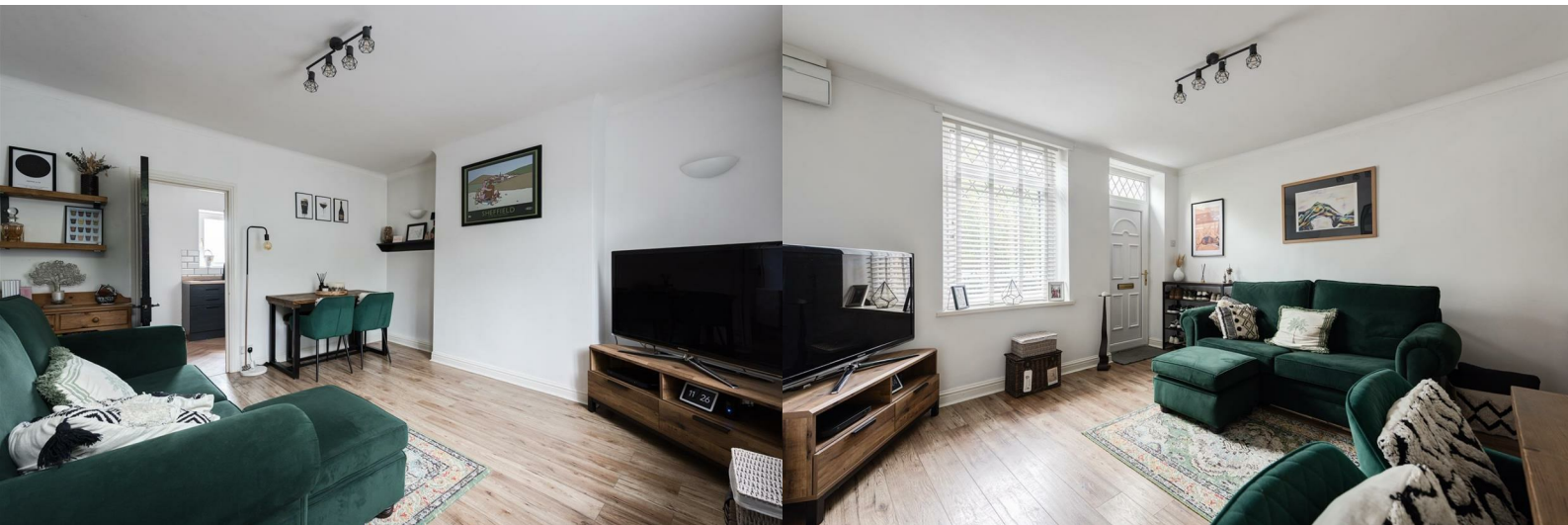




45 Haywood Lane

Deepcar, Sheffield, S36 2QF

Guide price £165,000



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Nestled in the charming area of Deepcar, Sheffield, this delightful terraced house offers a perfect blend of modern living and picturesque countryside views. Built in 1890, the property has been thoughtfully updated throughout, ensuring a comfortable and stylish home for its new owners.

The house features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The single reception room provides a welcoming area for relaxation and entertaining, while the modern bathroom caters to contemporary needs.

Situated on Haywood Lane, this property benefits from excellent transport links, with easy access to the motorway, making commuting a breeze. Additionally, the nearby Fox Valley Retail Park offers a variety of shopping and dining options, enhancing the convenience of this lovely location.

With a guide price of £165,000 to £175,000, this home presents an attractive opportunity for buyers looking to invest in a property that combines historical charm with modern amenities. Whether you are a first-time buyer or looking to relocate, this terraced house is sure to impress. Don't miss the chance to make this delightful home your own.

Living Room

12'11" x 12'11" (3.95m x 3.94m)

The living room is a bright and welcoming space featuring a window and a front door with a glazed panel that lets in plenty of natural light. Complemented by warm wooden flooring that runs throughout the ground floor. The room includes a compact dining area with space for a table and chairs, perfect for casual meals or entertaining guests. Neutral walls and subtle decorative touches create a relaxed atmosphere.

Kitchen

7'10" x 9'10" (2.40m x 3.00m)

The kitchen is a sleek and modern space with a practical layout. It is fitted with dark cabinetry contrasted by light wooden worktops and white subway tile splashbacks, creating a stylish yet functional environment. Appliances include space for a stainless steel oven, hob and fridge freezer. The kitchen benefits from a window that brings in natural light and a doorway leading to the hall and living room, maintaining a convenient flow through the home.

Bedroom 1

10'4" x 10'0" (3.14m x 3.05m)

Bedroom 1 is a cosy and well-proportioned room featuring a window with leaded glass that allows natural light to fill the space. It has a dark accent wall behind the double bed, adding a touch of sophistication, while the rest of the walls remain light to keep the room feeling airy. The soft carpeted floor adds warmth underfoot, and there is ample space for additional furniture or storage.

Bedroom 2

10'10" x 6'9" (3.30m x 2.05m)

Bedroom 2 is ideal for a single bed or as a study space. It features a window that fills the room with light and a neutral decor scheme,

creating a calm and functional environment. The compact size makes it a versatile space for various uses.

Bedroom 3

13'10" x 12'10" (4.22m x 3.90m)

Bedroom 3 is a spacious attic-style room. It features sloped ceilings with a skylight that floods the room with daylight. The space is carpeted in a light grey shade and painted predominantly white with a black wainscoting detail that adds contrast and character. The room is currently set up as a home office but previously fitted a bed.

Bathroom

The bathroom is a modern and stylish space with a walk-in shower featuring marble-effect tiling and black fixtures for a contemporary look. It includes a compact vanity unit with a wash basin and a toilet, all complemented by large dark floor tiles. The bathroom also has a practical storage area housing the washing machine and shelving, hidden neatly behind a door.

Utility Area

The utility area on the lower ground floor is a compact but useful space that incorporates additional storage and washing facilities, supporting the main bathroom on the same level.

WC

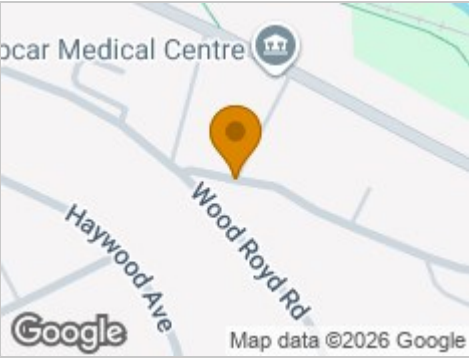
The WC is a small, neatly presented cloakroom with a white sink and toilet, finished in neutral tones and patterned flooring. It is conveniently located for easy access from the hallway.

Rear Garden

The rear garden is an enclosed outdoor space with a paved patio area at the back of the house, leading to a well-maintained lawn bordered by hedges and a fence on one side. There is a garden shed providing storage, and the space is perfect for outdoor seating or gardening.



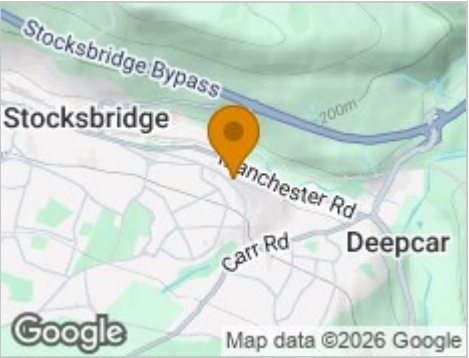
Road Map



Hybrid Map



Terrain Map



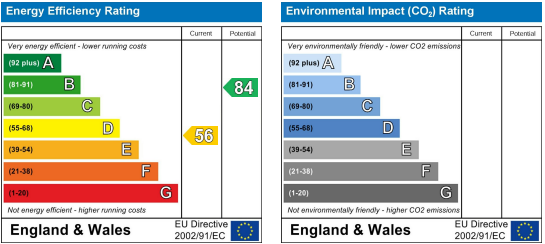
Floor Plan



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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