



100 QUARRY LANE SHEFFIELD, S25 4DB

£190,000
FREEHOLD

Guide Price £190,000 - £200,000

Situated close to open countryside, this well-presented three-bedroom semi-detached property is an ideal choice for first-time buyers and families alike. The property benefits from a private driveway providing ample off-road parking, excellent school catchment options and convenient access to the motorway network, making it an attractive location for commuters and families. Upon entering, the entrance hall leads into a spacious lounge featuring a bay window overlooking the front. There is also a separate dining room, fitted kitchen and conservatory, providing versatile living and entertaining space. To the first floor are three bedrooms and a family bathroom with a three-piece suite. One of the property's standout features is the stunning countryside views to the rear. With open fields right on your doorstep, it's a fantastic setting for dog walkers, outdoor enthusiasts and anyone looking to enjoy a peaceful environment while remaining conveniently located for local amenities and transport links.

Don't miss out on this fantastic three-bedroom family home. Book your viewing today!

Sue Furniss

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100 QUARRY LANE

• Guide Price £190,000 - £200,000 • Perfect For First Time Buyer Or Family • Amazing Views To The Rear • Close To Open Countryside • Convenient For The Motorway Network • Two Reception Rooms And Conservatory • Driveway Providing Ample Off Road Parking • Good Sized Rear Garden • Close To Local Amenities • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Hall

With front door leading into the entrance hall. Window to the side elevation and central heating radiator. Laminate flooring.

Lounge

With bay window overlooking the front elevation, coving to the ceiling and central heating radiator.

Dining Room

With laminate flooring, coving to the ceiling and central heating radiator.

Kitchen

With a range of wall and base units with work surfaces over. There is a one and a half bowl stainless steel sink unit, electric oven, Bosch gas hob and extractor over. Partly tiled walls and central heating radiator. Window.

Conservatory

A good sized conservatory with central heating radiator, patio doors leading onto the side garden and amazing views over open countryside to the rear.

First Floor Landing

Stairs rise to the first floor landing. Access to the loft space and window to the side elevation. Coving to the ceiling.

Bedroom One

With window overlooking the front elevation and central heating radiator.

Bedroom Two

With window overlooking the rear elevation with amazing

views, coving to the ceiling, laminate flooring and central heating radiator.

Bedroom Three

With useful storage cupboard, window overlooking the front elevation, laminate flooring and central heating radiator.

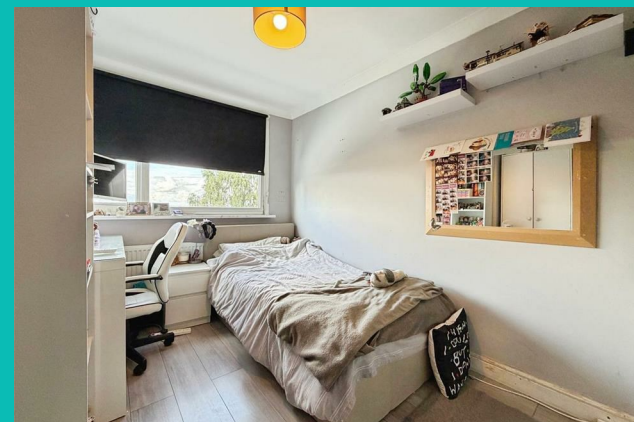
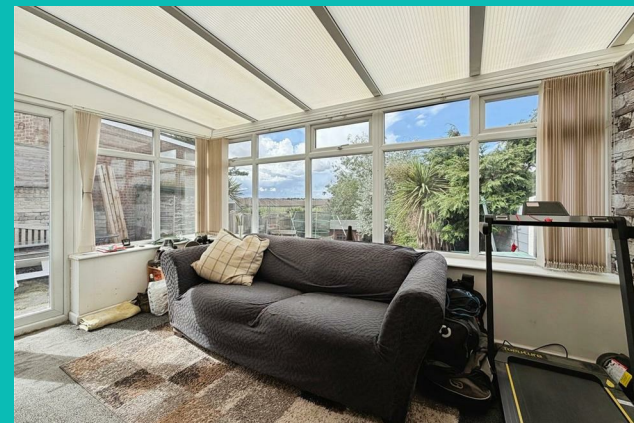
Family Bathroom

With a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low flush WC. Window overlooking the rear elevation and central heating radiator.

Outside

To the front of the property is a driveway which provides ample off road parking. To the side is a concreted area which would be perfect as a patio and for entertaining. The rear garden is mainly laid to lawn with steps that lead down to a further garden area, shed and having a fish pond.

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ADDITIONAL INFORMATION

Local Authority – Rotherham Borough Council

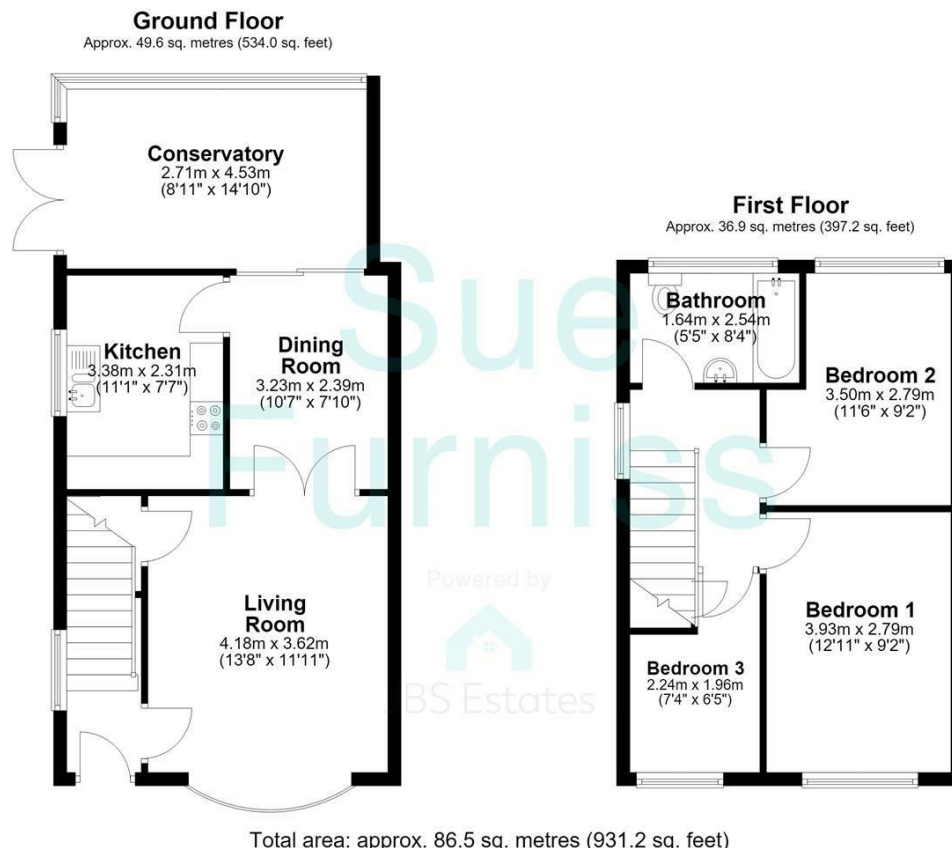
Council Tax – Band B

Viewings – By Appointment Only

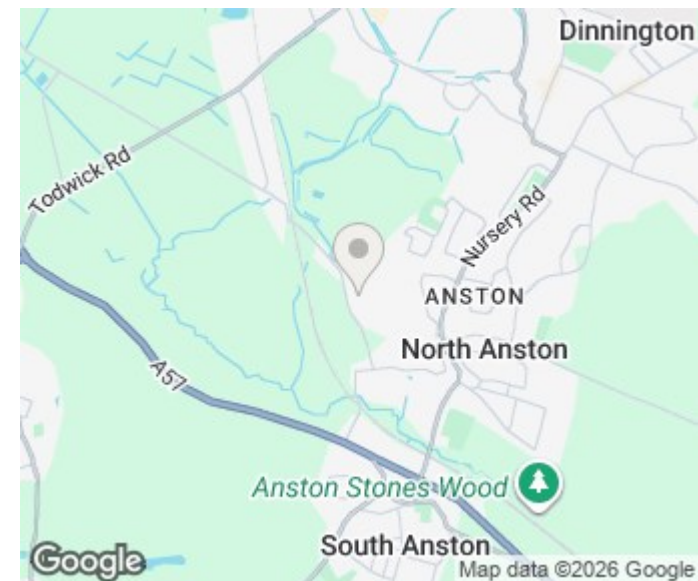
Floor Area – 931.20 sq ft

Tenure – Freehold





The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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