
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
61, Mickley Lane, Sheffield, S17 4HD

# 61, Mickley Lane

## Sheffield, S17 4HD

Description
A three bedroom semi detached property that is set back from the road, on a larger than average plot that includes pretty gardens to both the front and rear. Many of the properties in the area have been extended to the side, rear and into the loft and it is suggested that there is the potential to do the same here (subject to regs). The internal is excellent with modern fittings in the open plan dining kitchen and in the smart, first floor bathroom. There are stripped and stained floorboards in the lounge and rear double bedroom and pleasant décor throughout. Both of the main bedrooms also benefit from fitted wardrobes. Externally the rear garden is larger than most in the area and includes an Indian stone flagged terrace area to the side of the main lawn.
The area is hugely desirable with good local amenities including a Co Operative supermarket, doctors, chemists and post office alongside a couple of busy café's and two parks for recreational pursuits. The S17 postcode is also home to excellent sporting facilities which include golf, tennis, squash, padel, football, rugby and crown green bowling clubs.
Sheffield city centre can be approached via three separate bus services that run along Baslow/Abbeydale Road and there is a 'Little Nipper' service that connects Totley to both Dore and Bradway.
The nearby train station is a huge plus for the area and provides speedy links into town or, via some of the pretty Peak Park villages, into Manchester.
Totley also benefits from its location, on the edge of the city limits, as it joins the breath-taking beauty of the Peak District National Park. With local walks found on the other side of the road, leading out towards Holmesfield and Blacka Moor via the scenic Gillfield Woods.

IMPORTANT INFORMATION
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Three bedrooms including two doubles.
- Dining kitchen with smart, Shaker style wall and base units.
- Cosy lounge with stripped and stained floorboards and a gas fire.
- Porch and entrance lobby.
- Luxurious bathroom with elegant tiling framing the sanitaryware.
- Generous rear garden with areas of lawn and an Indian stone flagged terrace area.
- Cellars of approx 241 square feet providing invaluable storage solutions.
- Potential for extending to the rear or into the loft (subject to the necessary consents).
- Freehold and Council Tax Band B.
- Cavity wall insulation, modern gas central heating, loft insulation and UPVC double glazing combine to produce an EPC rating of D62.





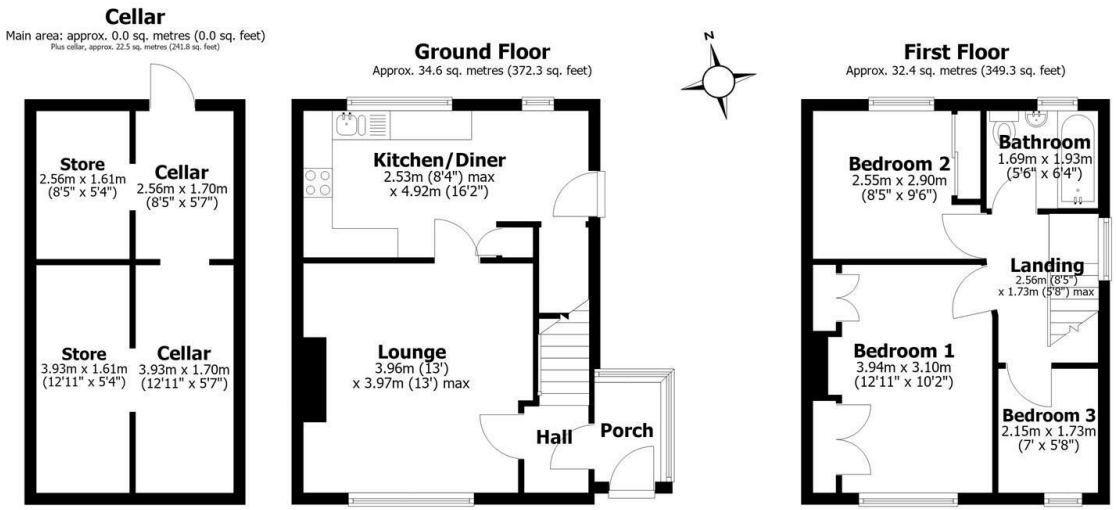













Main area: Approx. 67.0 sq. metres (721.5 sq. feet)
Plus cellar, approx. 22.5 sq. metres (241.8 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

**61 Mickley Lane**







**Bakewell**
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

**Banner Cross**
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

**Dore**
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

**Hathersage**
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

**Rotherham**
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

EADON LOCKWOOD & RIDDLE
ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.