

LOT  
**114**

High Ash, Kirby Lane, Chapeltown, Sheffield S35 2YX

GUIDE PRICE **£275,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed detached dormer bungalow with two additional occasional storage bedrooms (accessed via a foldaway ladder) to the first floor in need of a full upgrade and refurbishment. The property benefits from gardens to the front, side and rear, off road parking, garage and fine rear aspect. The property occupies a generous plot of approximately 0.645 acres and has development potential, subject to gaining the necessary consents.

### Situated

In a sought after semi-rural location off White Lane (the A6135). Chapeltown town centre amenities, schooling and transport links are approximately 1.5 miles away.

### Ground Floor

Vestibule, Entrance Hall, Lounge, Kitchen, Bedroom One/Dining Room, Bedroom Two, Bathroom, Separate WC, Rear Lobby

### First Floor

Two occasional Bedrooms (one with Storeroom) for storage purposes only, accessed via a fold away ladder

### Outside

Gardens to the front, side and rear, off road parking, garage

### Note

There is no fixed staircase to this property

### Joint Agent

Blundells

