



Blackbrook Drive Lodge Moor Sheffield S10 4LS
Guide Price £400,000

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GUIDE PRICE £400,000-£425,000 ** FREEHOLD ** NO CHAIN ** Located in the sought after of Lodge Moor on this attractive tree-lined road is this bay fronted, two/three bedroom detached bungalow which is situated on an admirable plot with gardens to both the front and rear. The property benefits from a driveway, garage, uPVC double glazing and gas central heating. The property is in need of modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises: front uPVC door which opens into a porch with a further door opening into the entrance hall. Access into the lounge, kitchen, three bedrooms, the bathroom and WC. The lounge to the front has a large bay window and a feature fireplace. The kitchen has space for an oven, cupboards and a pantry off. Access to a side entrance lobby with access into a store which houses the boiler and smart meter. The master bedroom to the front has a large bay window. Bedroom two has a side facing window. Bedroom three to the rear of the property enjoys the views over the rear garden and has a feature fireplace. This room could also be used as a dining room/second sitting room. The bathroom has a bath with electric shower and wash basin. The separate WC has access to the roof space.

- VIEWING IS RECOMMENDED
- EXCITING OPPORTUNITY
- GENEROUS LOUNGE WITH BAY WINDOW
- VERSATILE LIVING ACCOMMODATION
- DRIVEWAY & GARAGE
- GARDENS TO BOTH THE FRONT AND REAR
- SOUGHT AFTER LOCATION





OUTSIDE

A low wall encloses a front garden. Double gates then open to a driveway which leads down the side of the property to the detached garage with a roller door. The large rear garden is mostly laid to lawn.

LOCATION

Lodge Moor is a sought-after suburb with number of local shops/amenities close by. You're located within easy reach of the Peak National Park and there are plenty of green spaces to explore. Transport links including a direct bus route to major hospitals. Good local schools.

MATERIAL INFORMATION

Tenure to be confirmed.

The property is currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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