

Saxton Mee



Lydgate Lane Crookes Sheffield S10 5FS
Price Guide £265,000

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Sheffield S10 5FS

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GUIDE PRICE £265,000-£280,000 ** FREEHOLD ** Situated in the heart of Crookes is this well presented, three bedroom terrace property which benefits from uPVC double glazing and gas central heating. Located in this popular area with excellent amenities, public transport links, easy access to Sheffield City Centre and well regarded local schools including Tupton Secondary and Lydgate Infant and Junior. Combining a host of original features combined with a modern feel the living accommodation comprises; front uPVC entrance door which opens into the lounge which has a large front window allowing lots of natural light, lovely features to the room are the original flooring and coving to ceiling, while the focal point is the cast iron multi-fuel stove. A door then opens into the kitchen/diner. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along-with housing and plumbing for a washing machine. There is ample space for a dining table and chairs and attractive flooring. Rear uPVC door. A door opens to the cellar head with steps leading down to the cellar being of similar size to the lounge. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The spacious master bedroom has two front facing windows, the original flooring and a useful storage cupboard. Bedroom two overlooks the rear garden. The bathroom comes with a modern four piece suite including a double shower cubicle, bath, WC and wash basin. A further staircase rises to the second floor landing with a storage cupboard and access into bedroom three which has a Velux window.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- LOUNGE & KITCHEN/DINER
- FOUR PIECE SUITE BATHROOM
- WELL PRESENTED THROUGHOUT
- FANTASTIC LOCATION
- WELL REGARDED LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

Shared access leads to the rear garden.

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Well regarded local schools including Tapton Secondary and Lydgate Infant and Junior. Good regular public transport links. Easy access to Sheffield City Centre, Universities and Hospitals.

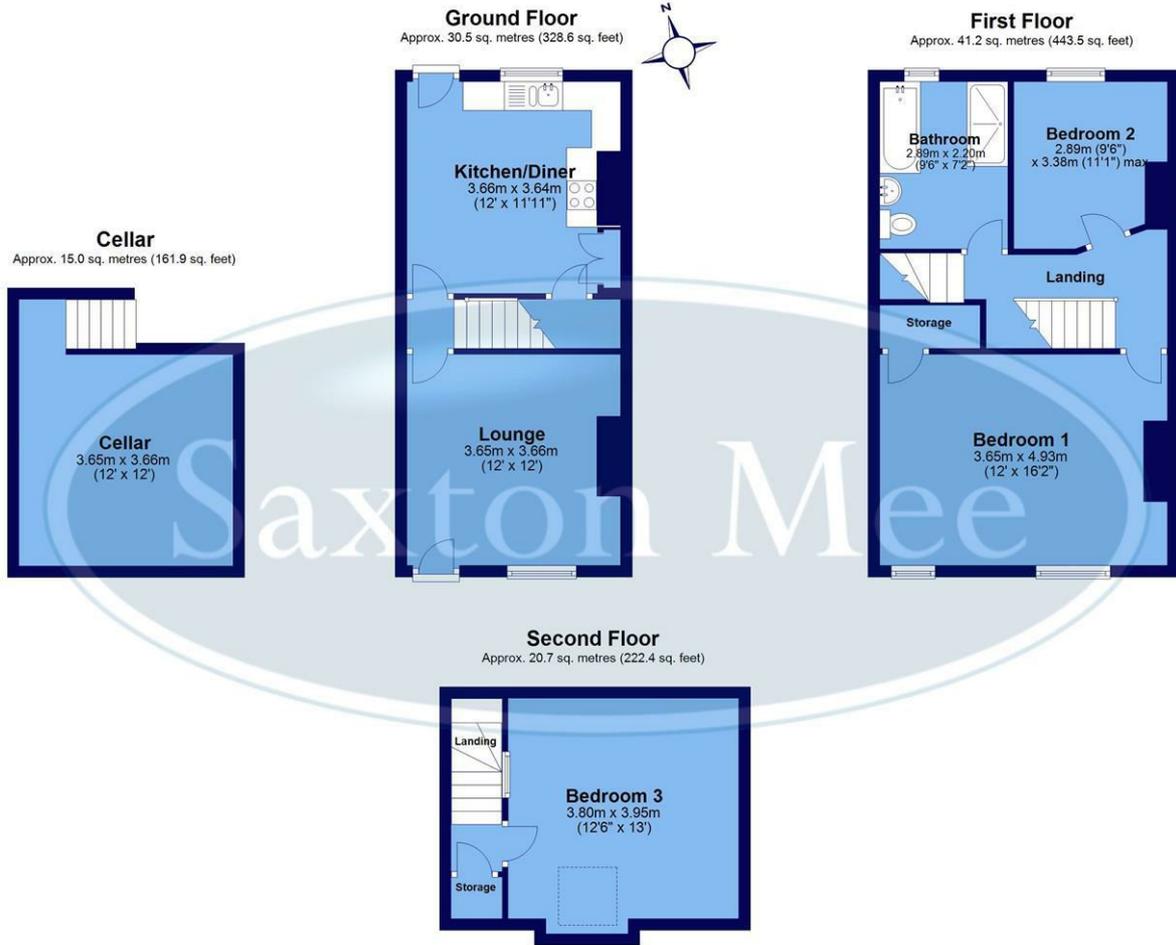
MATERIAL INFORMATION

The property is Freehold and currently Council Tax A.

VALUER

Chris Spooner

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.



Total area: approx. 107.4 sq. metres (1156.4 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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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	86	59

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	52	84