



Spencer.

114, Lydgate Lane, Sheffield, S10 5FP

Buy —

this unique and well presented first floor  
duplex apartment with private rear garden  
set in a popular and vibrant community.

— from *Spencer.*

- Unique first floor duplex apartment
- Three ample bedrooms
- Family bathroom and master with ensuite shower room
- Separate fitted Kitchen
- Cosy lounge
- Private garden
- Excellent location
- Council Tax Band-A
- EPC Rating-D
- What3words///gift.atom.afford



Offers Around

**£255,000**





# Floorplan

## 114 LYDGATE LANE

APPROXIMATE GROSS INTERNAL AREA = 115.7 SQ M / 1245 SQ FT

EXTERNAL STORE = 1.3 SQ M / 14 SQ FT

TOTAL = 117.0 SQ M / 1259 SQ FT

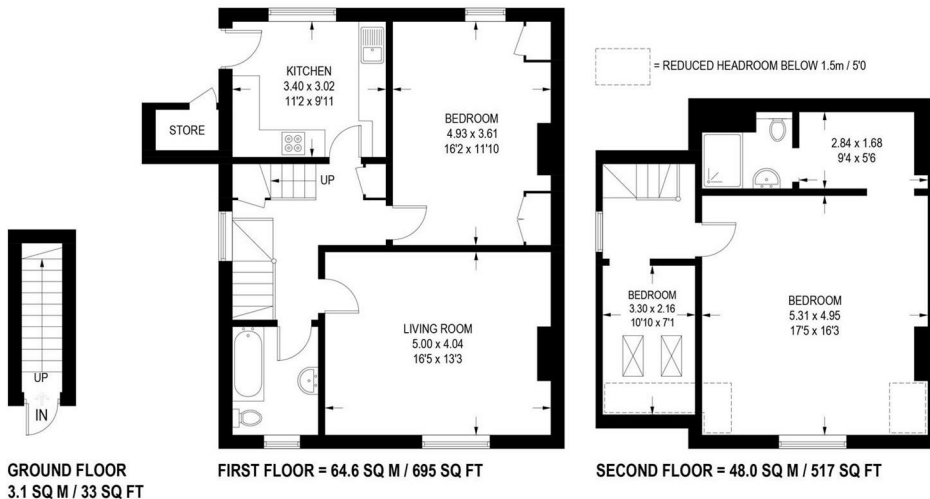


Illustration for identification purposes only, measurements are approximate, not to scale.

# Spencer.

+44 (0)114 268 3682  
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

SpencersAgents  
SpencersAgents  
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948