



Lytton Road

Sheffield, S5 8AX

£140,000



Hunters Hillsborough are delighted to present a three bedroom semi detached family home, set back from the road with a driveway and a good size rear garden. The property has undergone some modernisation recently, starting with a new front door, leading into a spacious, welcoming entrance hallway with stairs rising to the first floor. Kitchen diner with new high gloss cupboard fronts and additional wall units . There is space for free standing appliances, some of the existing appliances are available to purchase subject to further negotiations. New windows, boiler and internal doors all fitted in the last year. A door from the dining area leads to the side of the house with steps down and access to the front and rear gardens. The lounge occupies the back of the house overlooking the delightful rear garden with a door leading out. One wall has been sound proofed with new wiring and plugs ready for a wall mounted television. Upstairs are two double bedrooms, wardrobes available to purchase and one single bedroom . Family bathroom with modern grey tiling and bath, shower over bath, and built in unit housing the W/C and sink basin. Outside the property has a front lawn with a driveway and secure gates leading through to the side area of the property. Another set of wooden gates takes you to the family sized garden with an extensive lawn with mature shrub borders and pebbled area at the back with a garden shed. Lytton Road borders Parson Cross and Southey Green offering access to a wider range of local amenities including local shops and schools. Parson Cross Park and Longley Park are both within close proximity along with good local transport links.

GENERAL REMARKS TENURE The property is Freehold.

RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band A.

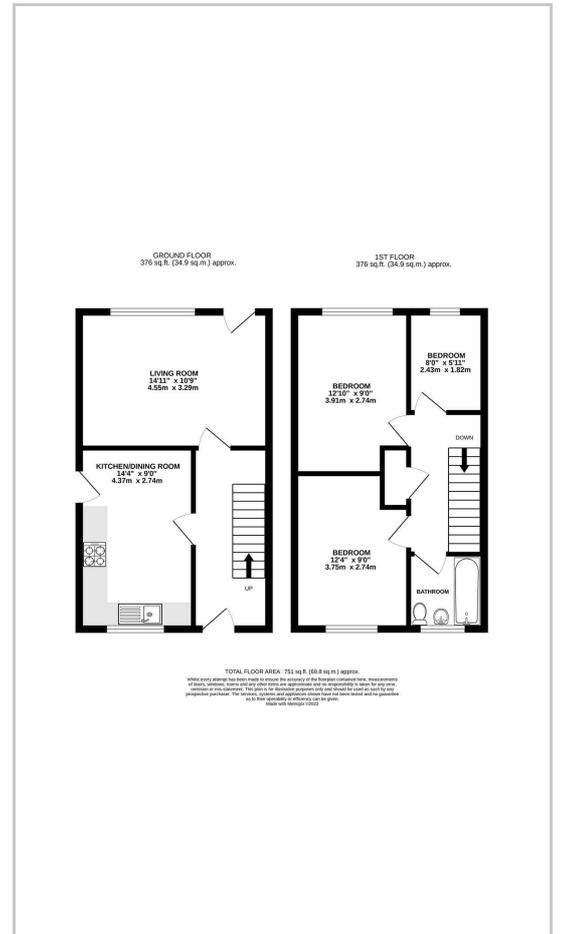


Material Information - Hillsborough
 Tenure Type; Freehold
 Council Tax Banding; A

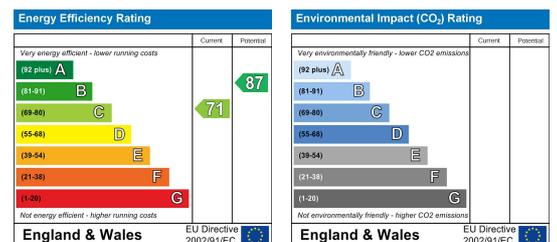
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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