

Lymminster Road, Sheffield

- THREE BEDROOM SEMI DETACHED
- ATTRACTIVE REAR GARDEN
- FREEHOLD
- GREAT LOCATION
- DRIVEWAY AND GARAGE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- MODERN SHOWER ROOM
- EPC RATING D

Asking Price £190,000

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Lymminster Road, Sheffield

DESCRIPTION

Hunters Crookes are delighted to offer this well presented, extended three bedroom semi detached home for sale, situated in this very popular residential area having excellent shopping facilities, good public transport, schools and links to motorway. The property is extended to the rear giving a good sized dining kitchen. The accommodation, which benefits from gas central heating and double glazing, comprises:- Front entrance porch which leads to the Lounge with open plan staircase providing access to the first floor. The bay window lounge has a feature fireplace and door which leads to the open plan dining kitchen which has a range of modern fitted wall and base units with granite work surfaces, built in oven, gas hob and stainless steel extractor. Integrated fridge freezer, inset stainless steel sink and stainless mixer tap. Dining area with patio doors and side window overlooking the private rear garden. Porch to the side. To the first floor there is a front facing double bedroom with bay window. Rear double bedroom and front single bedroom. A recently refitted tiled shower room comprising shower cubicle with electric shower, low flush WC and wash hand basin. Outside is a front garden with driveway leading to the detached brick built garage. To the rear is an attractive private garden with lawn, fruit trees and flower borders.

GENERAL REMARKS

TENURE

We understand the property is freehold.

RATING ASSESSMENT

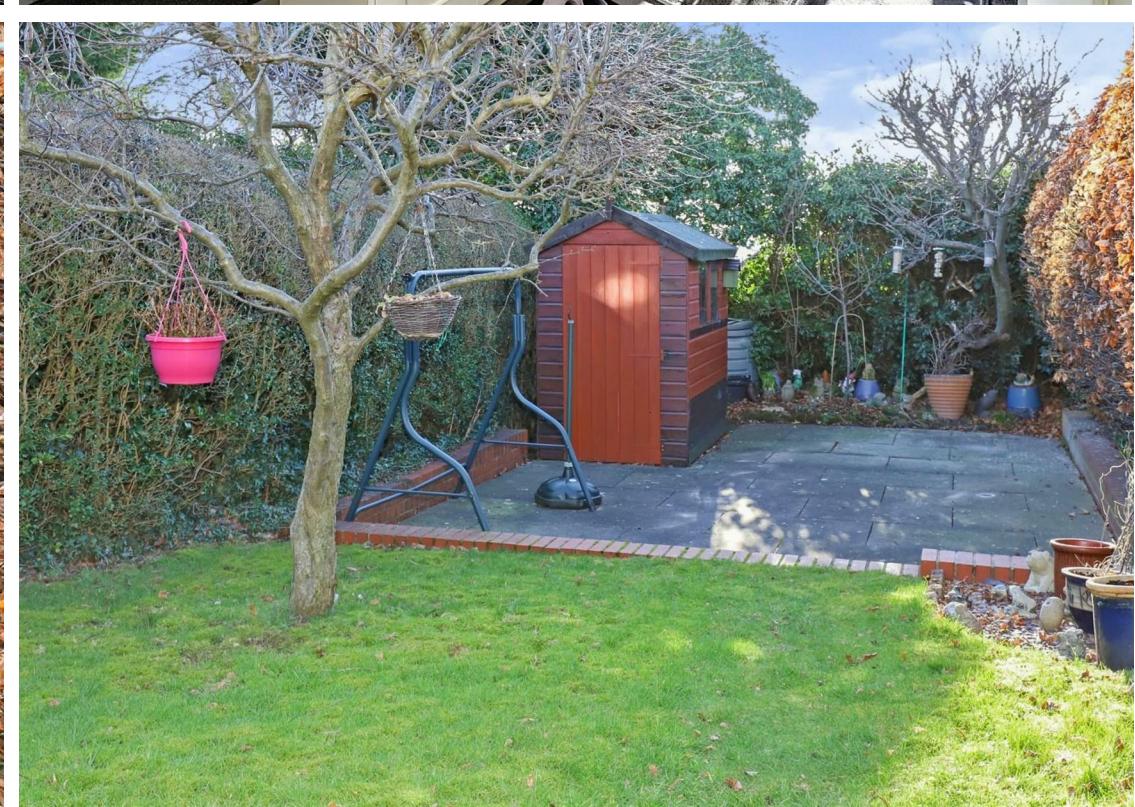
We are advised by the Local Authority that the property is assessed for Council Tax Band B

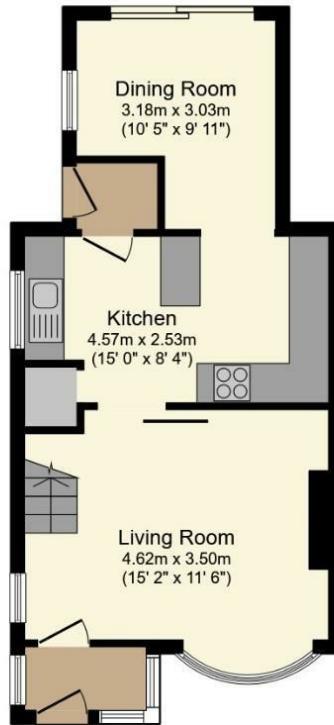
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

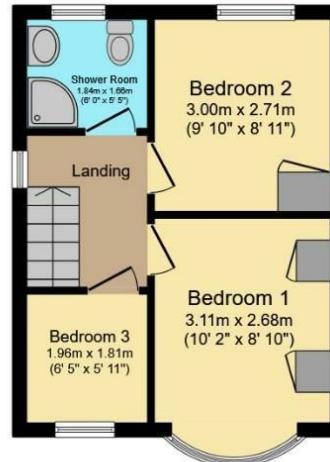
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.







Ground Floor



First Floor



Garage

Total floor area 82.9 sq.m. (892 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

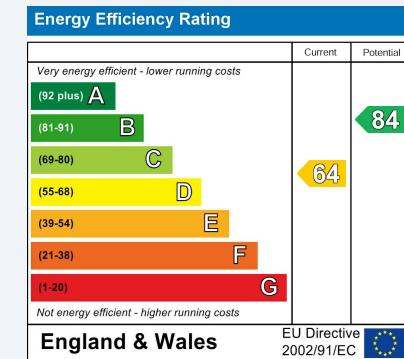
Please contact our Hunters Sheffield - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 0114 266 6626 Email:
sheffieldcrookes@hunters.com [https://www.hunters.com](http://www.hunters.com)



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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