



HUNTERS[®]
HERE TO GET *you* THERE

145 Lancing Road, Highfield, Sheffield, S2 4ET

145 Lancing Road, Highfield, Sheffield, S2 4ET

£160,000

Nestled at the cul-de-sac end of Lancing Road in the vibrant city of Sheffield, this charming end-terrace house offers a delightful blend of comfort and convenience. With two bedrooms, this property is tastefully presented throughout, making it an ideal home for couples, small families, or those seeking a stylish space to call their own.

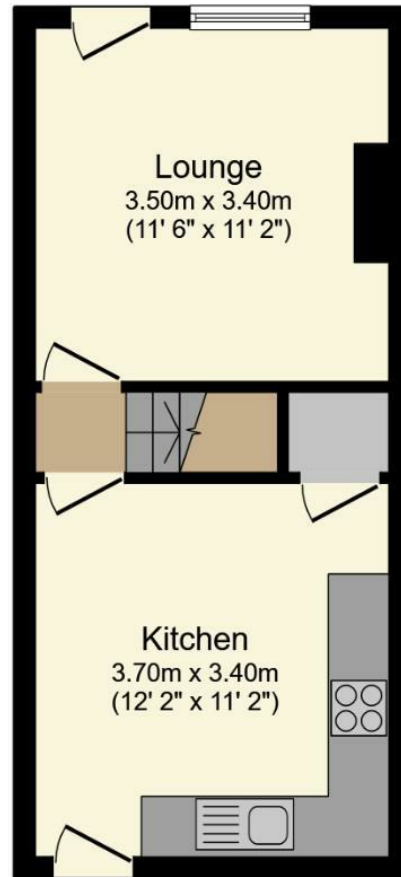
The heart of the home is the inviting dining kitchen, which not only provides ample space for family meals and entertaining but also features access to a cellar, perfect for additional storage. The living area is designed to be both functional and welcoming, ensuring a warm atmosphere for relaxation.

One of the standout features of this property is the private and level garden, offering a serene outdoor space for gardening enthusiasts or simply enjoying a quiet moment in the fresh air. This garden is a rare find in urban settings, providing a perfect retreat from the hustle and bustle of city life.

Location is key, and this home does not disappoint. Situated less than a mile from Sheffield city centre and the train station, residents will benefit from easy access to a wealth of amenities, including shops, restaurants, and excellent transport links.

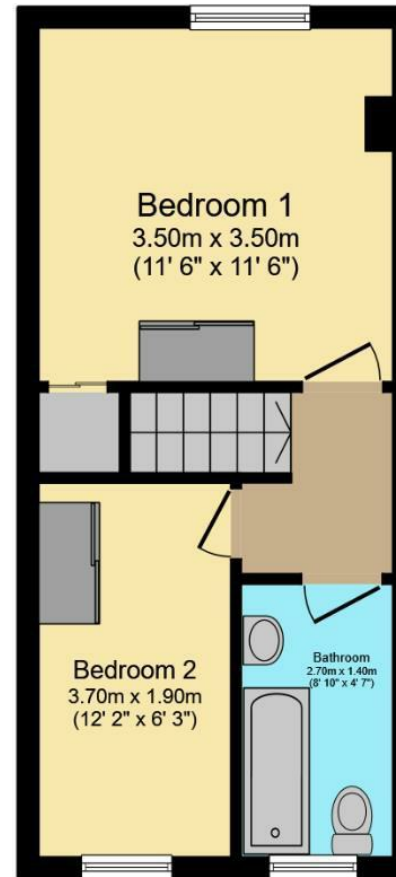
In summary, this end-terrace house on Lancing Road is a wonderful opportunity for those looking to enjoy a well-presented home in a prime location. With its appealing features and proximity to the city, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



Ground Floor

Floor area 28.7 sq.m. (309 sq.ft.)

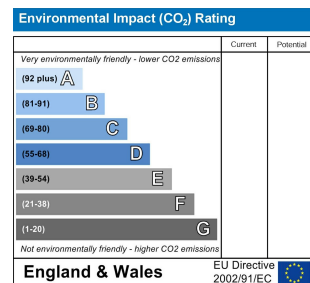
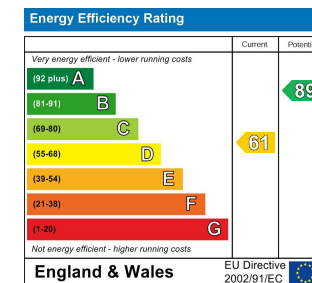


First Floor

Floor area 28.7 sq.m. (309 sq.ft.)

Total floor area: 57.4 sq.m. (618 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Material Information - Woodseats
GENERAL REMARKS

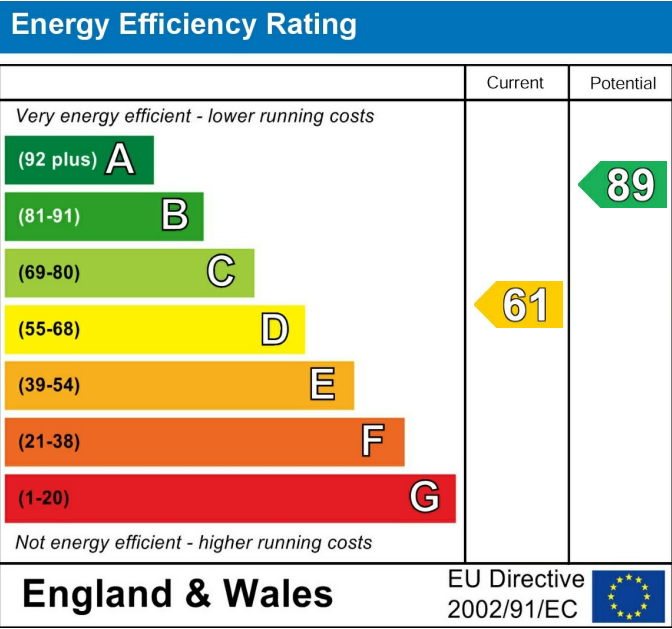
TENURE
This property is Freehold.

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

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.



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. 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.

