



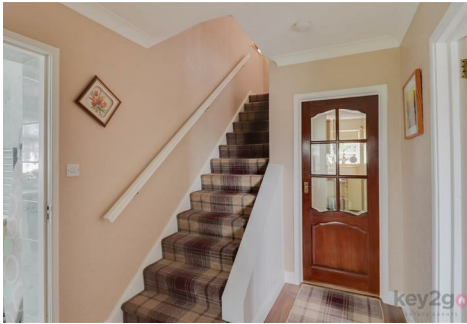
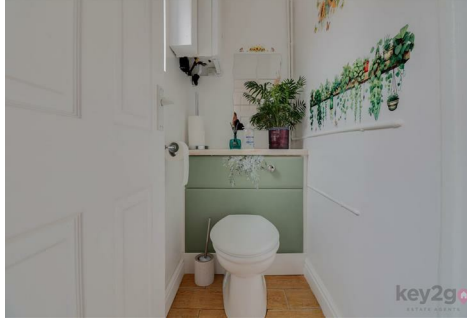
Marketing Preview



1 Lister Place, Sheffield, S12 3FY

£230,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



SUMMARY

A viewing is highly recommended to fully appreciate this immaculately presented three-bedroom semi-detached property, situated in a popular residential area. The property benefits from an open-plan kitchen/diner, conservatory, formal living room, and a downstairs W/C. Further benefits include off-road parking and an enclosed rear garden. Ideally located close to a range of local amenities, transport links, and excellent road connections to Sheffield City Centre, this home would suit families and first-time buyers alike!

Enter into the porch, which opens into a welcoming hallway with stairs rising to the first floor and doors leading to the utility room, lounge, and kitchen/diner. The utility room is fitted with base units and provides space for a full-height fridge/freezer, dishwasher, washing machine, and tumble dryer. The lounge is bright and generously sized, featuring a fireplace and a window overlooking the front. The spacious kitchen/diner is fitted with a range of wall and base units, an oven, hob and extractor fan, useful storage cupboards, and ample space for a dining table. Open access leads through to the conservatory, which benefits from a solid roof, creating an excellent additional living space, with double doors opening onto the rear garden.

Stairs rise to the spacious first-floor landing, which provides access to the three bedrooms and family bathroom. Bedroom one is a good-sized double bedroom with ample fitted wardrobes and drawers, along with a window overlooking the front. Bedroom two is also a good-sized double bedroom, benefiting from extensive fitted wardrobe space, a wash basin, and a window to the rear. Bedroom three is a single bedroom with fitted wardrobes and a window to the front. The bathroom is fitted with a bath with an electric shower over, wash basin, and W/C.

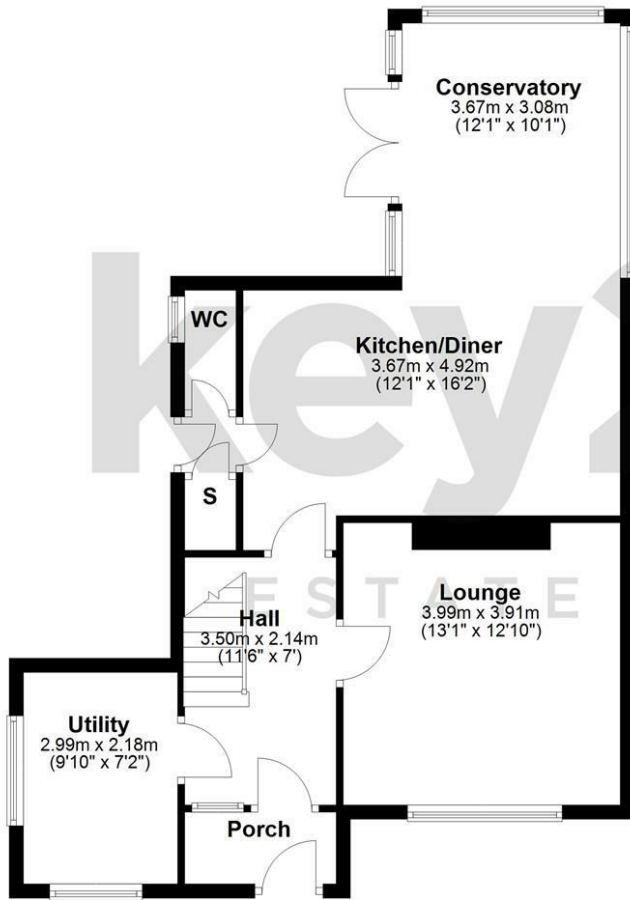
To the front of the property is a generous enclosed garden set within a substantial plot. Double gates provide access to a patio area, which can also be used for off-road parking and offers ample space for storage. Steps lead down to the main front garden, which features a lawn and patio area, creating an ideal space for outdoor seating and entertaining. To the rear, the garden is enclosed and designed for low-maintenance living, comprising a patio area, artificial lawn, and a pergola seating area, all enclosed by fencing.

PROPERTY DETAILS

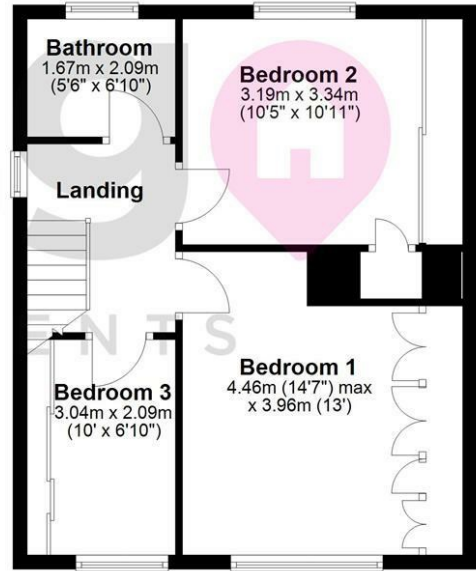
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Basement



Ground Floor



Total area: approx. 111.0 sq. metres (1194.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

