

Marketing Preview



14 Lightwood Road, Marsh Lane, Sheffield, S21 5RG

£130,000

Bedrooms 1, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this cottage style, one bedroom with an occasional attic room, semi-detached property which boasts potential. Offering feature ceiling beams throughout, generous sized front garden and great views. With fantastic road links to Chesterfield and the M1 Motorway. Also close to great local amenities. Perfect for first time buyers or investors!

SUMMARY

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LOUNGE 11'7" x 11'11"

Enter into the lounge which has carpeted flooring, neutral decor and a feature painted wall with space for a fire. Ceiling light, two feature wall lights, radiator and window.

KITCHEN 11'9" x 7'7"

Comprising of wall and base units, worktops and tiled splash back. Sink with a drainer. Neutral decor and tiled flooring. Spotlighting, radiator and window. Stair rise to the first floor and door to the rear garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor and ceiling light.

BEDROOM ONE 11'9" x 11'11"

A double bedroom with neutral decor, carpeted flooring and ceiling beams. Ceiling light, radiator and window with great views.

BATHROOM 6'9" x 7'6"

Comprising of a jacuzzi bath, pedestal sink and WC. Spotlighting, radiator and obscure glass window. Tiled walls and tiled flooring.

OUTSIDE

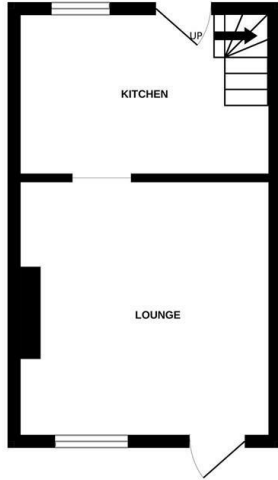
To the front of the property is a lawn area and path to the front door.

To the rear of the property is a yard area with shrubs and patio area. Off road parking for two cars to the rear. Space for two cars at the rear on a tarmacked area and exits to the main road.

PROPERTY DETAILS

- LEASEHOLD, 338 YEARS REMAINING,
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- HIVE HEATING SYSTEM

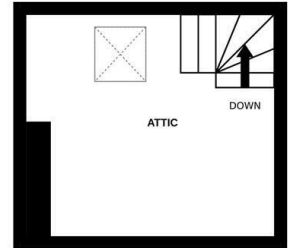
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

