

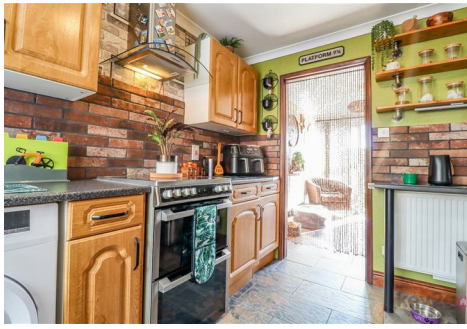
## Marketing Preview



**9 Lingfoot Place, Sheffield, S8 8DG**

**£165,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



Perfect first-time buyer home. Well presented and ready to move into. The property offers two reception rooms and three good-sized bedrooms within a terraced house. There is a landscaped garden and the property is tucked away in a cul-de-sac. Well placed for road links to Chesterfield and Sheffield.

## SUMMARY

Perfect first-time buyer home. Well presented and ready to move into. The property offers two reception rooms and three good-sized bedrooms within a terraced house. There is a landscaped garden and the property is tucked away in a cul-de-sac. Well placed for road links to Chesterfield and Sheffield.

A useful porch area provides access to two large storage cupboards. A door leads into the hallway, with stairs rising to the first floor, two further storage cupboards, and a downstairs WC. To the rear is a cosy living area, with a door leading into the kitchen. The kitchen in turn provides access to the second reception room, which has patio doors opening onto the rear garden.

Stairs rise to the first floor, where there are two good-sized double bedrooms with built-in wardrobes and a single bedroom. The bathroom is positioned to the front.

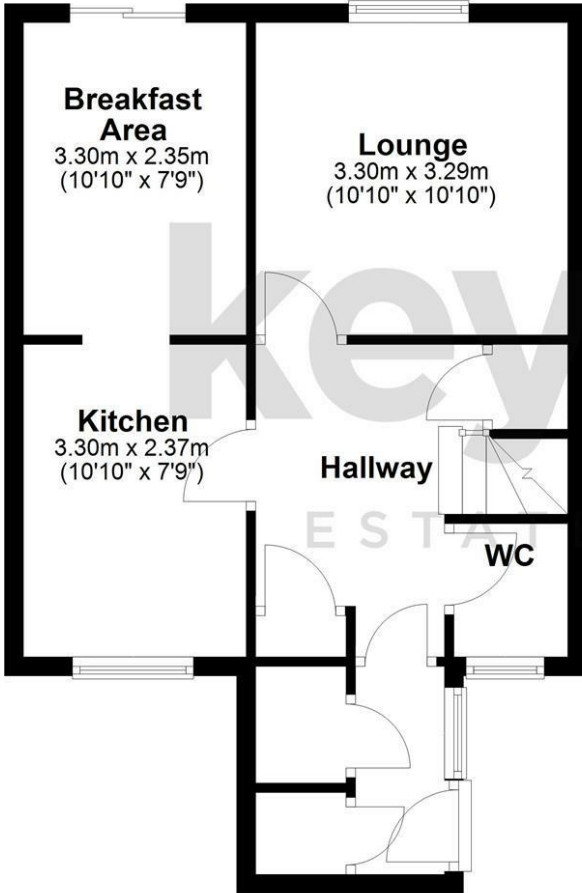
The front is pebbled with fencing to the boundary. To the rear, there is a shared path for neighbouring houses and a landscaped, maintenance-free tiered garden.

## PROPERTY DETAILS

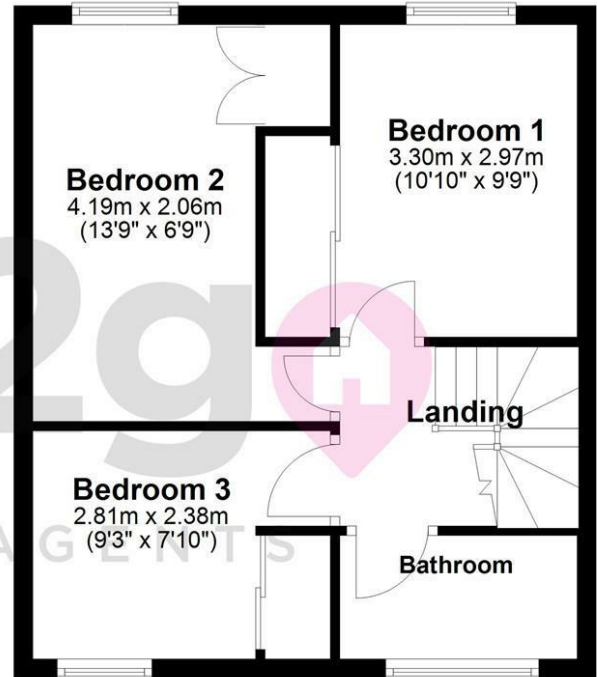
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

