

Saxton Mee



185 Lydgate Lane, Crosspool, Sheffield, S10 5FQ
Price £230,000

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**** IN NEED OF GENERAL MODERNISATION **** Ideal for the discerning purchaser to alter, adapt and improve is this 1930's, two double bedroom semi detached property with potential to extend to the side, rear and into the loft space. Benefiting from gas central heating. In brief, the living accommodation comprises: an entrance door opens into the inner lobby with under stairs storage. Well proportioned lounge with large bay window filling the room with natural light and a gas fire. Spacious kitchen/diner having a range of units, integrated oven, four ring gas hob, space for washing machine and tumble dryer, new boiler and rear entrance door. First floor: master bedroom with bay window. Double bedroom two benefiting from fitted cupboards and housing the hot water cylinder. Family bathroom including bath, WC and wash basin.

- VIEWING ESSENTIAL
- POTENTIAL TO EXTEND
- TWO DOUBLE BEDROOMS
- FANTASTIC OPPORTUNITY
- GAS CENTRAL HEATING





Outside: planted garden to the front. A path leads down the side of the property to the rear garden mostly laid to lawn with a patio, plants to borders.

Location: Lydgate Lane is located in the heart of this popular and convenient area having excellent local schools for both primary and secondary students, sought after local amenities, bars and restaurants as well as regular public transport allowing easy access to the City Centre and beyond.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

