

Saxton Mee



**41 Blackbrook Road, Lodge Moor, Sheffield, S10 4LQ**  
**Price guide £375,000 to £395,000**

**St Luke's**  
Sheffield's Hospice

# 41 Blackbrook Road

Lodge Moor

**Price guide £375,000 to £395,000**

PRICE GUIDE £375,000-£395,000 \*\* NO CHAIN \*\*  
Occupying a prominent corner plot in one of Sheffield's most sought after districts is this delightful detached bungalow. Benefiting from stunning gardens, uPVC double glazing and gas central heating. In brief, the accommodation comprises: an entrance door opens into the spacious entrance hall. Well proportioned lounge/diner with an attractive fireplace, ample space for a dining table and chairs and double doors opening out onto the rear garden filling the room with natural light. Separate kitchen with integrated double oven, four ring gas hob and extractor hood, a rear entrance door again opening onto the garden. Superb master bedroom benefiting from fitted furniture. Generously proportioned bedroom two, again benefiting from fitted furniture. Three piece suite bathroom and a separate shower room.

- **VIEWING ESSENTIAL**
- **SOUGHT AFTER LOCATION**
- **BEAUTIFUL GARDENS TO THE FRONT, SIDE AND REAR**
- **uPVC DOUBLE GLAZING**
- **GAS CENTRAL HEATING**





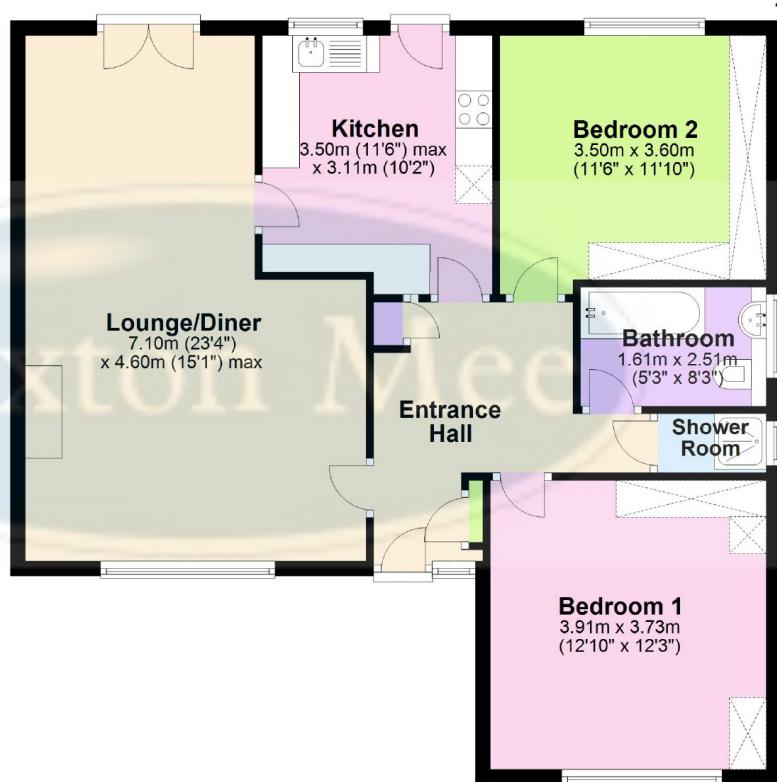
**Outside:** Stunning gardens to front, side and rear mainly laid to lawn with an abundance of plants, tree and shrubs.

**Location:** Situated in this extremely popular location with excellent amenities close by including local shops and supermarkets. Close to open countryside. Excellent catchment for schools

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.



**Ground Floor**  
Approx. 98.4 sq. metres (1059.0 sq. feet)



**Total area: approx. 98.4 sq. metres (1059.0 sq. feet)**

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.  
Plan produced using PlanUp.

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