

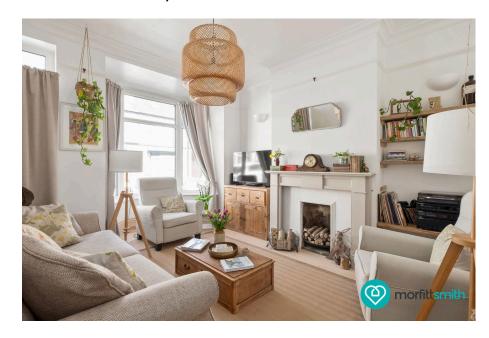


Offers Over £240,000















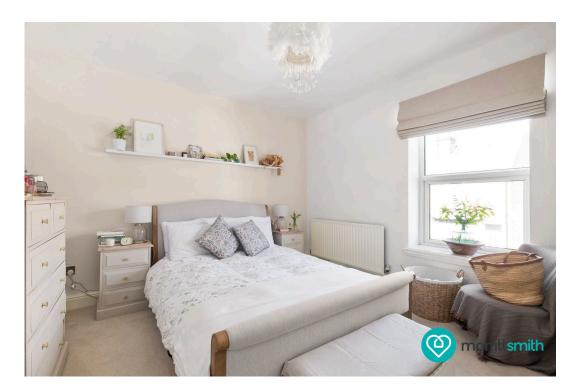
## A Word From The Vendor

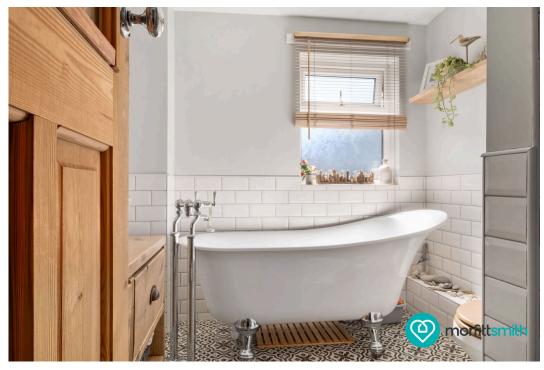
This home has been our much-loved family home for over 20 years. Our highlights are certainly Hillsborough Park which is only a minute from our front door, only a 10 minute drive and you are in the Peak District. The tram into the City is a bonus as well so you really do have the best of both worlds living here. Our favourite part is the rear garden, enclosed, relaxing and safe for children and four legged friends.

## Why You'll Love It

Stepping inside Lennox Road, you are immediately struck by the inviting and homely feel of its cottage-style décor. The living room is a true highlight, with soft neutral tones, exposed wooden floors, and a charming fireplace that serves as the heart of the room. Natural light floods in through the front-facing window, enhancing the cosy yet spacious atmosphere. The separate dining room continues the theme, offering an elegant space for entertaining. The off-shot kitchen is a delight for home cooks and bakers alike. Thoughtfully designed, the clever layout ensures ample storage and workspace without compromising on aesthetics, making this a functional yet beautiful part of the home. Upstairs to the first floor where two double bedrooms offer a sanctuary of comfort and tranquillity. The master bedroom, positioned at the front, is bright and airy, with soft, neutral tones that create a relaxing space to unwind. The second double bedroom, equally charming, is perfect for guests, children, or even a stylish home office.

The family bathroom, located in the off-shot, is a luxurious retreat, featuring a freestanding clawfoot bath for long soaks, a separate shower cubicle, and classic tiling that complements the home's cottage aesthetic. Venture up to the second floor, and you'll find a spacious third double bedroom. With its Velux window allowing natural light to pour in, this room feels both cosy and expansive. Whether used as a main bedroom, guest suite, or even a creative workspace, it is a truly versatile space. The rear garden is a private escape, beautifully maintained and designed to provide a haven of relaxation. It is an ideal setting for outdoor dining, gardening, or simply enjoying the fresh air. With established greenery adding privacy and charm, this is a space to be enjoyed throughout the seasons.







TOTAL FLOOR AREA: 967 sq.ft. (89.8 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metrooix.

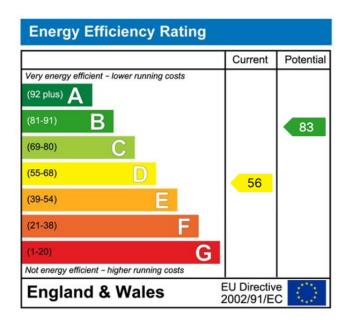




- Perfect For First Time Buyers
   Three Good Size Bedrooms
- Beautifully Presented Throughout
- Close Proximity To Green Space
- Highly Sought After Hillsborough Location
- Key Road Access
- Close To Good Schools
- Walking Distance To Shops, Pubs and Cafe's

Period Features

· Well Maintained Rear Garden



## **Sales I Lettings I New Homes**

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## Get in touch - arrange an appointment





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