



7 Lemont Road, Topley, Sheffield, South Yorkshire, S17 4HA

Saxton Mee

7 Lemont Road

Totley

Offers Around

£275,000

A well presented and characterful three bedroom terraced cottage offering a wonderful opportunity for young first time buyers and being offered for sale with no onward vendor chain.

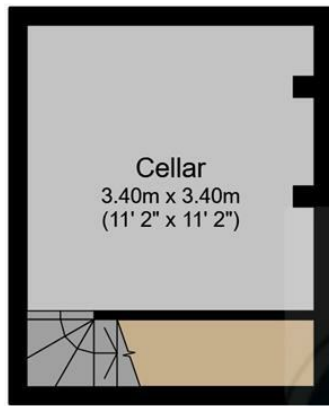
This delightful family home has been lovingly maintained by the current owners and briefly comprises;
Ground floor; Fitted dining kitchen featuring access to a newly installed boiler and cellar beneath. Attractive lounge with newly fitted carpets. First floor: Bedroom one with built in cupboard, great size single bedroom and family bathroom. A staircase rises giving access to a lovely size master bedroom with dual aspect and exceptional views over Green Oak Park and Blackamoor
To the front of the property is a foregarden.
To the rear of the property is a delightful and quite private garden which has lawn and a range of mature shrubs and trees.

Freehold
Council Tax Band: B



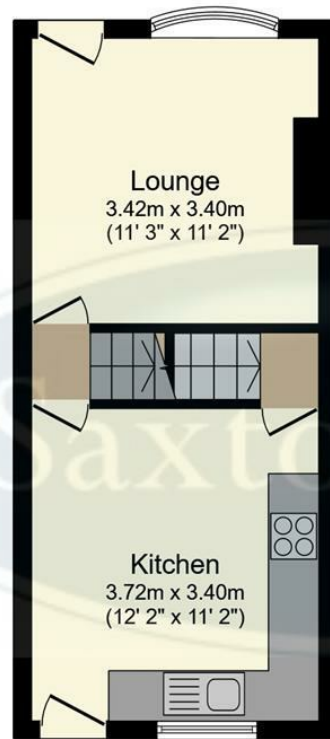
- NO ONWARD VENDOR CHAIN
- ATTRACTIVE LOUNGE
- FITTED DINING KITCHEN
- THREE GREAT SIZE BEDROOMS
- BATHROOM
- STUDY SPACE/LANDING
- IN THE CATCHMENT AREA FOR EXCELLENT SCHOOLS
- LOVELY REAR GARDEN & VIEWS
- EPC: D
- VIEWING VIA BANNER CROSS BRANCH





Cellar
3.40m x 3.40m
(11' 2" x 11' 2")

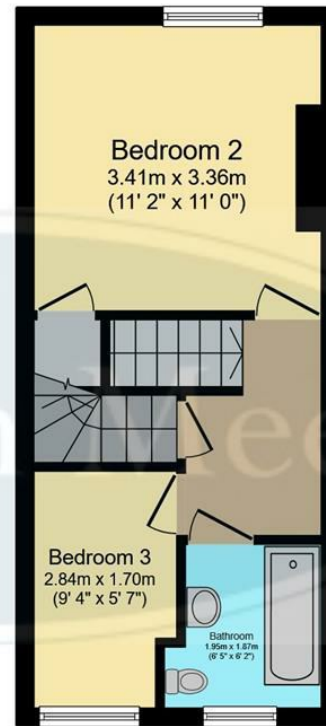
Cellar
Floor area 14.7 m² (158 sq.ft.)



Lounge
3.42m x 3.40m
(11' 3" x 11' 2")

Kitchen
3.72m x 3.40m
(12' 2" x 11' 2")

Ground Floor
Floor area 27.8 m² (299 sq.ft.)

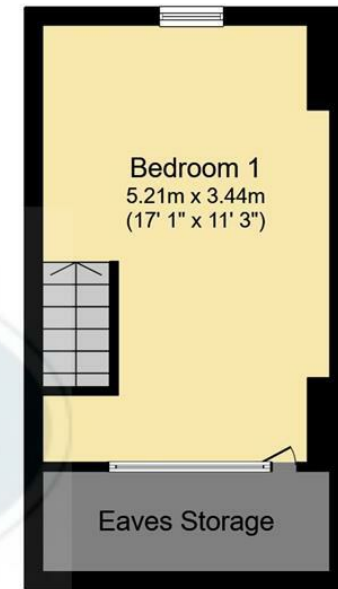


Bedroom 2
3.41m x 3.36m
(11' 2" x 11' 0")

Bedroom 3
2.84m x 1.70m
(9' 4" x 5' 7")

Bathroom
1.95m x 1.87m
(6' 5" x 6' 2")

First Floor
Floor area 27.8 m² (299 sq.ft.)



Bedroom 1
5.21m x 3.44m
(17' 1" x 11' 3")

Eaves Storage

Second Floor
Floor area 18.1 m² (195 sq.ft.)

TOTAL: 88.4 m² (951 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

