



HUNTERS[®]
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41 Lupton Drive, Lowedges, Sheffield, S8 7NB

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Asking Price £150,000

Welcome to this end terrace house located on Lupton Drive in Lowedges, Sheffield. This property boasts a spacious front to back reception room, perfect for entertaining guests or relaxing with your family together with a dining kitchen offering similar space. The three bedrooms offer ample space for a growing family or for those who enjoy having a home office or guest room.

The property features a shower room and an attached garage suitable for larger vehicles, providing convenience and extra storage space - there could be potential to build over the garage - subject to planning and building regulations. Parking is provided for up to four vehicles, making it ideal for families with multiple cars or visitors.

Built in the 1950s, this house exudes character and charm, offering a unique opportunity to create a modern and stylish living space. The larger than average plot gives you the freedom to extend or redesign the property to suit your needs and preferences - buyers should comply with building and planning permission

Being offered with no onward chain, this property provides a hassle-free buying experience, allowing you to move in and start making it your own without any delays. Don't miss out on the chance to transform this house into your dream home with a touch of modernisation.

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

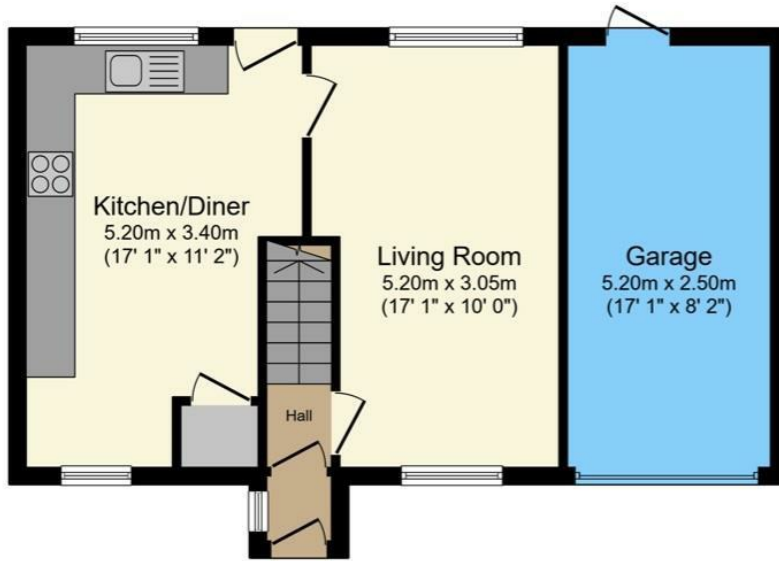
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

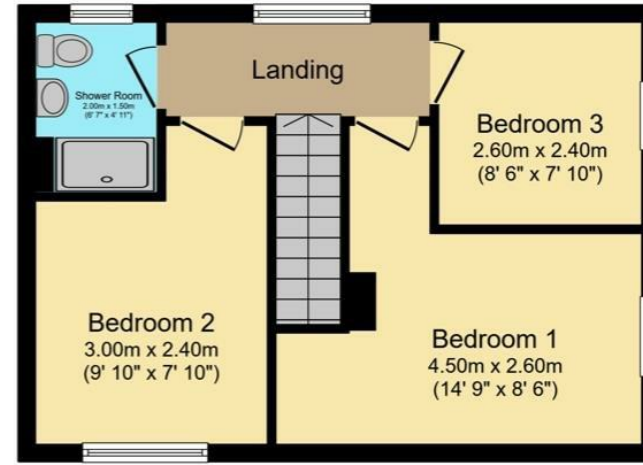
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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Ground Floor
 Floor area 48.3 m² (520 sq.ft.) approx



First Floor
 Floor area 38.8 m² (417 sq.ft.) approx


Total floor area 87.1 m² (937 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

