



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

29 Lupton Road, Lowedges, Sheffield, S8 7NE

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## Asking Price £125,000

Welcome to this end terrace property located on Lupton Road in the vibrant city of Sheffield. This 1950's house boasts three bedrooms, ideal for a growing family, those in need of extra space or landlord.

As you step inside, you'll find the entrance lobby with stairs to the first floor. The living room has a side and rear window with the kitchen off also being to the rear. There is a front utility area.

Although this house requires a scheme of modernisation, it presents a fantastic opportunity to create a home tailored to your tastes and preferences. The wider than average garden offers plenty of outdoor space for gardening, hosting barbecues or potential for vehicular access subject to planning permission.

Being offered as freehold with no onward chain, this property provides a hassle-free buying process, allowing you to make it your own without delay.

Don't miss out on the chance to transform this house into your dream home. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds.

### 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.

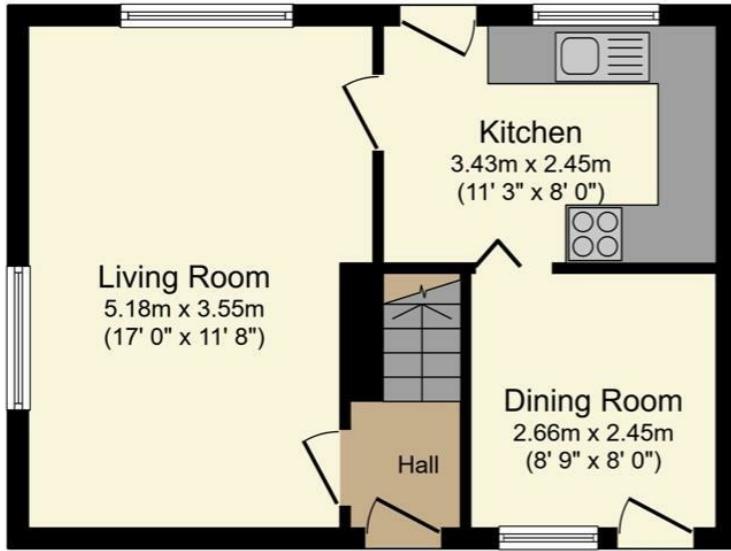
#### VACANT POSSESSION

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

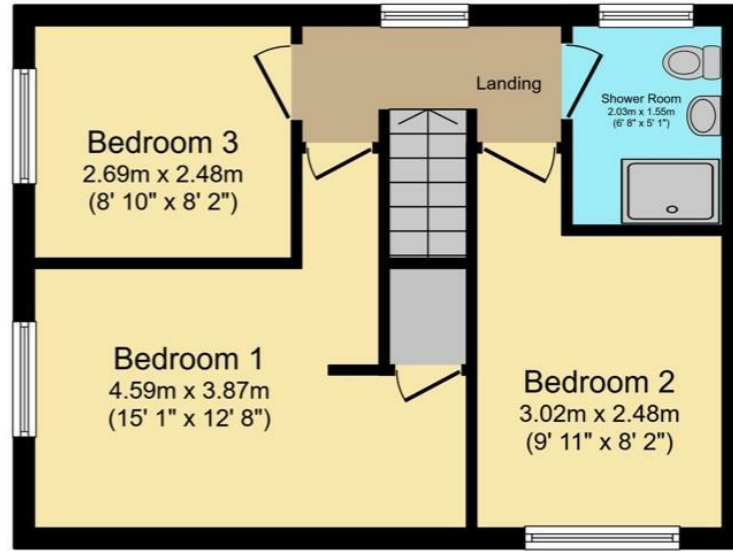
#### MORTGAGE FACILITIES

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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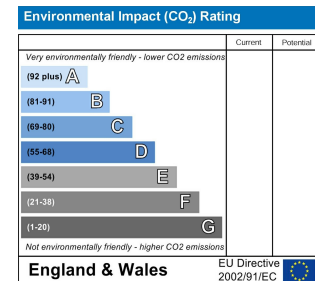
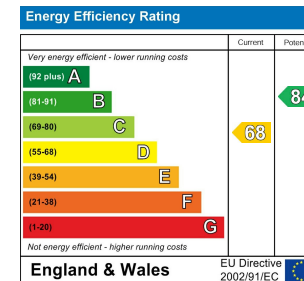
**Ground Floor**  
Floor area 36.7 m<sup>2</sup> (395 sq.ft.) approx




**First Floor**  
Floor area 36.7 m<sup>2</sup> (395 sq.ft.) approx

Total floor area 73.3 m<sup>2</sup> (789 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.











