





## 30 Lindsay Avenue

Parson Cross • Sheffield • S5 7SB

Guide Price £110,000 - £120,000

Offering fabulous potential to develop is a 2 double bedroom semi-detached property located between Parson Cross and Longley Park in Sheffield S5. Ideally positioned with excellent transport links close to the Northern General Hospital. Ideal for first time buyers or investors. Benefits from combination gas central heating and double glazing. Freehold with no onward chain. The ground floor comprises a front facing lounge providing under stairs storage adjoining a spacious dining kitchen and conservatory overlooking the rear garden. A side porch creates alternative access with ground floor WC and storage housing the combination boiler. The first-floor features 2 double bedrooms incorporating built in storage within the main front facing bedroom and bathroom equipped with 3-piece suite. Externally an enclosed front garden, creates privacy and pleasant outlook. A shared driveway leads to the garage and rear garden, laid predominantly to lawn filled with established planting. Lindsay Avenue is well-placed for local shops and amenities, local schools, Longley Park, other recreational facilities, public transport and access to the Northern General Hospital, Meadowhall, the M1 motorway and Sheffield City Centre.



- Semi Detached Property in S5
- Located Between Parson Cross & Longley Park
- 2 Double Bedrooms
- Dining Kitchen & Side Porch
- Conservatory Overlooking Garden
- Lawned Garden & Garage
- Offering Fabulous Potential
- No Onward Chain
- Freehold
- Council Tax Band A, EPC Rating E

# 30 LINDSAY AVENUE

APPROXIMATE GROSS INTERNAL AREA = 73.2 SQ M / 788 SQ FT

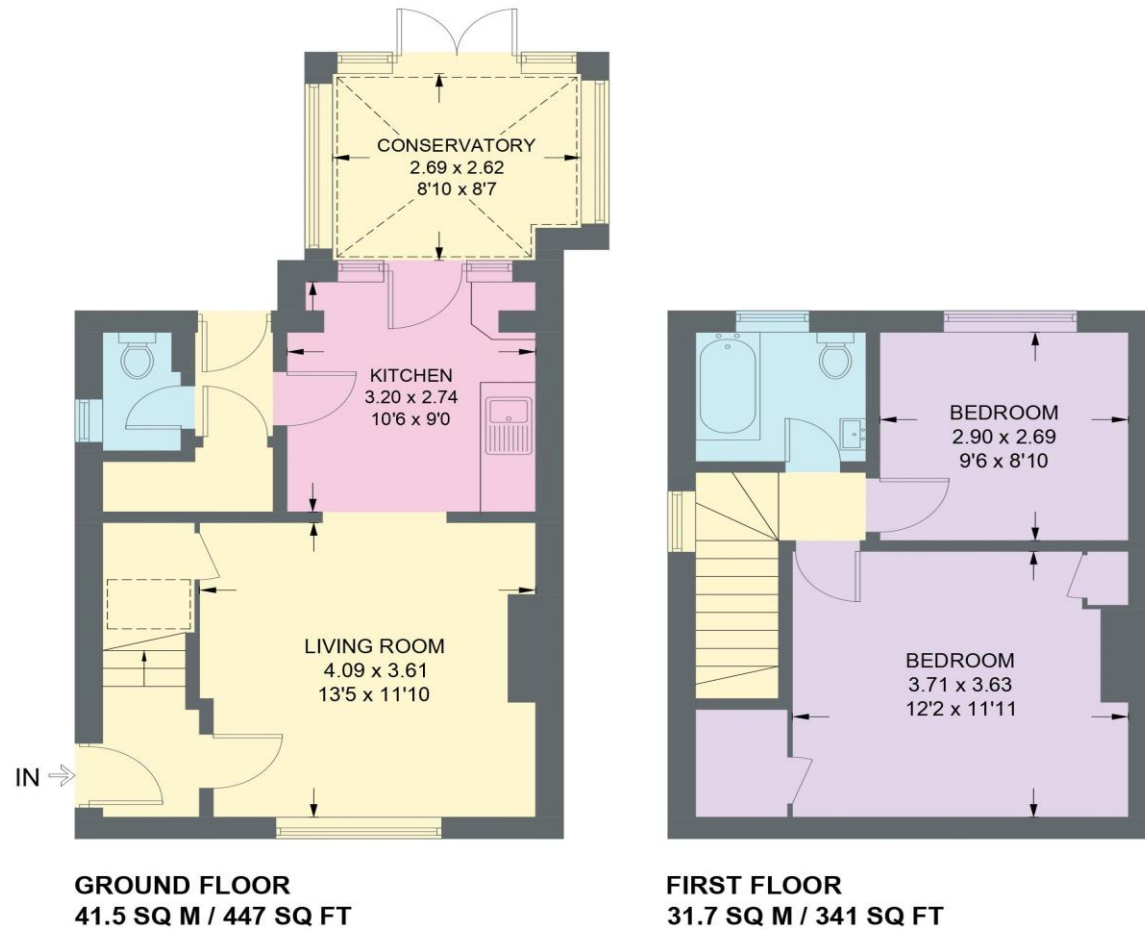


Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.