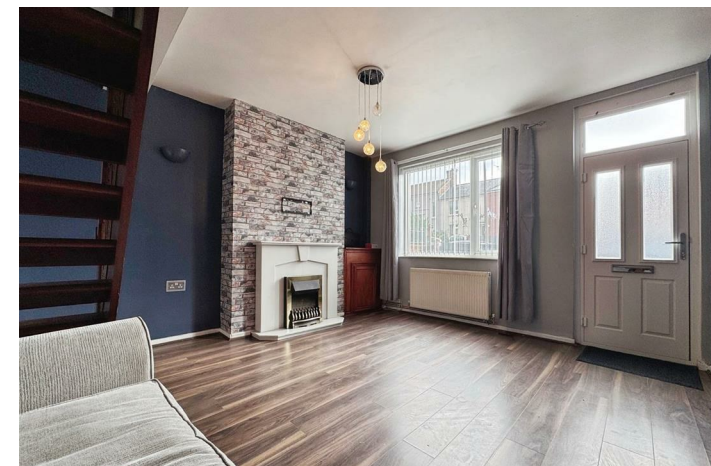
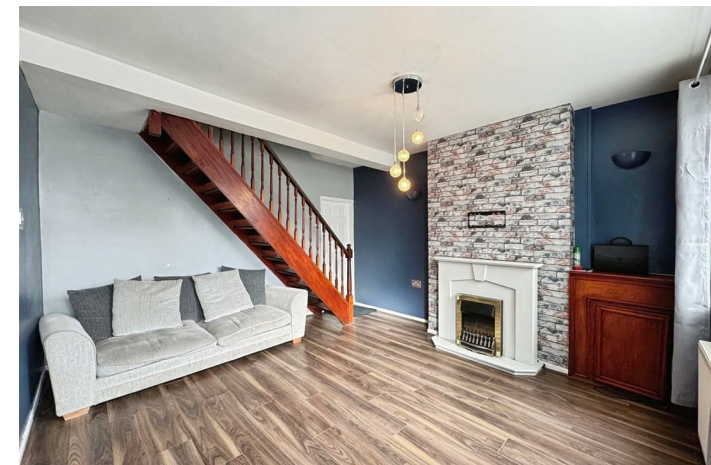




96 LORDENS HILL SHEFFIELD, S25 2QG

£100,000
FREEHOLD

A three-bedroom mid-terrace home, ideally suited to first-time buyers, investors, or those looking to downsize. The property offers well-proportioned accommodation throughout and is located in a sought-after area, close to a range of local shops, schools, and amenities. Excellent transport links provide easy access to Worksop, Sheffield, Rotherham, and Bawtry. Internally, the home features a front-facing living room, spacious kitchen diner, downstairs shower room, and three double bedrooms. It benefits from UPVC double glazing, central heating, and enclosed gardens to both the front and rear. While the property is in need of some modernisation, it presents a fantastic opportunity to create a comfortable family home or a solid investment.

**Kendra
Jacob**

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96 LORDENS HILL

- Three-bedroom mid-terrace home
- Ideal for first-time buyers, investors, or those downsizing
- Located in a sought-after area with excellent amenities nearby
- Easy access to Worksop, Sheffield, Rotherham, and Bawtry
- Spacious living room with feature fireplace
- Large kitchen diner with space for freestanding appliances
- Modern downstairs shower room
- Three well-proportioned double bedrooms
- Enclosed front and rear gardens
- In need of some modernisation – great potential to add value



LIVING ROOM

A welcoming living room featuring a front-facing UPVC double-glazed window and a composite entrance door. The room benefits from a feature fireplace with an electric coal-effect fire, a central heating radiator, and laminated wood flooring. A wooden spindle staircase leads to the first-floor landing, and a door provides access to the kitchen diner.

KITCHEN DINER

This spacious kitchen diner is fitted with a range of wall and base units, complemented by work surfaces incorporating a stainless steel sink with mixer tap. There is space for freestanding appliances including a cooker, fridge freezer, and washing machine. Additional features include a central heating radiator, tiled flooring, a rear-facing UPVC double-glazed window, and a door leading to the rear entrance hallway.

REAR ENTRANCE HALLWAY

With a side-facing composite entrance door opening to the rear of the property, the hallway benefits from tiled flooring and provides access to the downstairs shower room.

DOWNSTAIRS SHOWER ROOM

A modern shower room comprising a double walk-in shower enclosure with a mains-fed waterfall shower, pedestal wash basin, and low-flush WC. Finishes include mermaid-style splashbacks, tiled flooring, a chrome towel radiator, ceiling downlights, an electric extractor fan, and a side-facing obscure UPVC double-glazed window.

FIRST FLOOR LANDING

The landing provides access to three well-proportioned bedrooms.

BEDROOM ONE

A generously sized double bedroom with a front-facing UPVC double-glazed window, central heating radiator, and a large over-stairs storage cupboard.

BEDROOM TWO

A good-sized second double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and laminated wood flooring.

BEDROOM THREE

A third double bedroom also situated to the rear, featuring a UPVC double-glazed window, central heating radiator, and housing the wall-mounted combination boiler.

EXTERIOR

To the front of the property is an enclosed garden. The rear of the property boasts a further enclosed garden, mainly laid to lawn, with gated access to the rear.

96 LORDENS HILL





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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 925.40 sq ft

Tenure – Freehold



