



2 Lightwood Road, Marsh Lane, Sheffield, S21 5RG

Saxton Mee

# 2 Lightwood Road

## Marsh Lane

### £205,000

A most appealing TWO DOUBLE BEDROOMED period stone semi detached cottage forming part of this increasingly sought after area standing midway between Dronfield and Eckington with ease of access to the motorway network, Chesterfield and Sheffield. Viewing highly recommended to appreciate the overall size of the plot and the effective use of space within the property.

Offered for sale with NO UPWARD CHAIN and vacant possession upon completion, the property has recently undergone a scheme of renovation and has been largely re-plastered and fully re-wired with a new consumer unit. Offering gas fired central heating via a Worcester combination boiler and uPVC double glazing the accommodation briefly comprises: entrance porch, spacious living room with attractive stone fireplace and most useful understairs store cupboard. Superb new fitted kitchen with built in appliances, inner lobby and excellent new shower room. Landing, double bedroom one with large recessed cupboard and appealing far reaching views, double bedroom two. Electric points have been provided within the understairs cupboard and porch to provide flexibility for the space such that electrical appliances can be situated within if required.

Attractive front garden and off road parking to the rear. The generous and private rear garden provides a flexible space with the potential to erect either a separate annex, office or summer house (subject to regulatory approvals as required).



- Attractively refurbished
- Brand new kitchen and shower room fittings
- Living room with appealing stone fireplace
- Two double bedrooms
- Gardens to the front and rear
- Off road parking to the back
- Gas central heating and double glazing
- Re-wired and re-plastered
- No Chain
- EPC: D Freehold Council Tax Band: B





## 2 LIGHTWOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 55.9 SQ M / 601 SQ FT

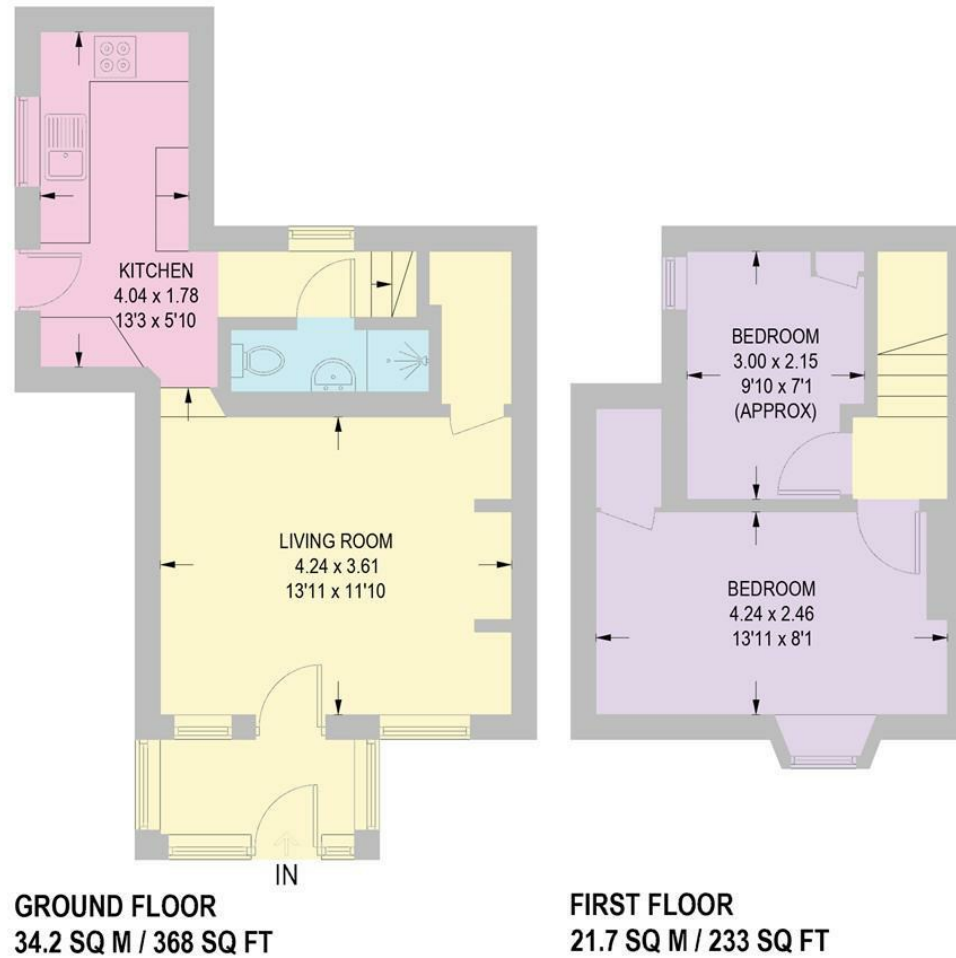


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.'

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