



**HUNTERS**<sup>®</sup>  
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20 Lupton Road, Sheffield, S8 7ND

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Asking Price £140,000

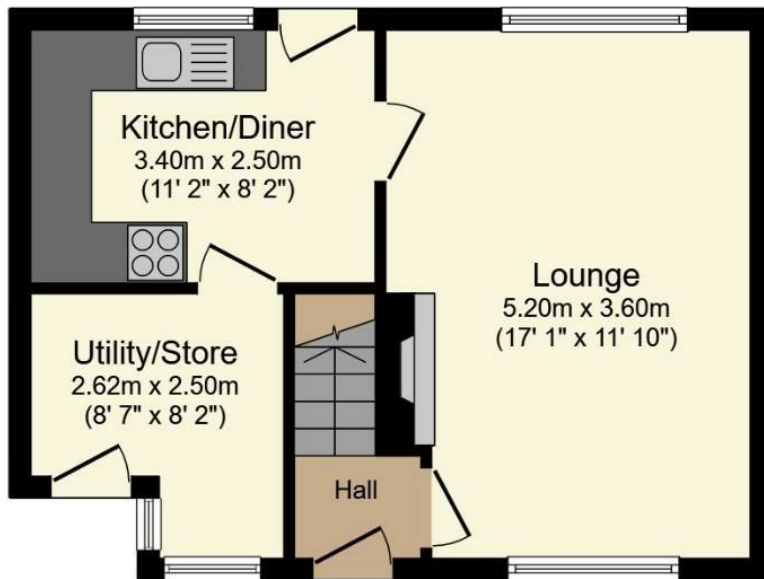
Hunters of Hunters Bar re pleased to introduce to the market, this three bedroom family home, nestled in a cul-de-sac in Low Edges, Sheffield. With great local amenities including a new shopping centre, great road and public transport links and local sports facilities, this home has much to offer and in a great position.

The property is a mid terrace in a cul-de-sac, this property benefits from a front entrance, separate entrance in the utility store and enclosed rear garden with established.

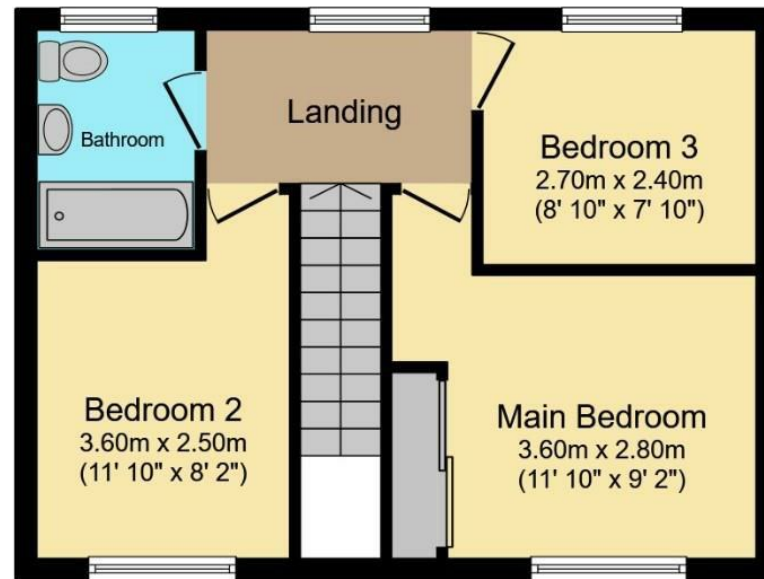
Stepping inside, the dining area sits adjacent to the kitchen with a range of floor and wall cupboards and space for kitchen appliances. The large lounge benefits from windows to the front and rear, enjoying views of the rear garden and front. Ascending the stairs, the bathroom is recently decorated and boasts a decorative tiled wall with an over bath shower. Two generously sized double bedrooms and one slightly smaller provide generous accommodation.

Recently rewired and decorated, this property is ideal for the established or growing family.

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**Ground Floor**



**First Floor**

Total floor area 73.1 m<sup>2</sup> (787 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).

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91) <b>B</b>		
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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.

