



Lindsay Avenue

Sheffield, S5 7SE

Offers In The Region Of £120,000

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- 2 BED MID TERRACE
- PLENTY OF POTENTIAL
- GOOD DIMENSIONS
- WELL KEPT GARDEN
- CLOSE TO AMENITIES

- NO UPWARD CHAIN
- GREAT INVESTMENT OR FIRST STEP
- OFF ROAD PARKING
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

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Welcome to Lindsay Avenue, Sheffield - a charming 2 bed mid-terrace house that presents a fantastic opportunity for both investors and first-time buyers alike.

Situated in a desirable location, this house offers great potential with its good room dimensions, providing a perfect canvas for your personal touch. While it may require some modernisation, this presents an exciting opportunity to create a space tailored to your taste and needs.

One of the standout features of this property is the off-road parking available on the driveway, ensuring convenience for you and your guests. Additionally, the fully enclosed garden offers a private outdoor space where you can relax and unwind.

Don't miss out on the chance to make this house your home or add it to your investment portfolio. Lindsay Avenue is waiting to welcome its new owners - could it be you?

LIVING ROOM

13'5 x 11 (4.09m x 3.35m)

A light and airy living space flooded in natural light through a front facing double glazed window, a characterful brick effect fireplace with stove creates a great focal point to the room, also comprising wall mounted radiator, aerial point and door leading to a large built in storage cupboard with window.

BREAKFAST KITCHEN

11'5 x 10'9 (at widest points) (3.48m x 3.28m (at widest points))

Currently fully clad, this sizeable kitchen area offers light wood wall and base units, space for a gas cooker, inset stainless steel sink and drainer, perfect alcove for a tall fridge/freezer, under counter space and plumbing for a washing machine, wall mounted radiator and window over looking the garden. Door leads to rear entrance and downstairs WC.

DOWNSTAIRS WC

A handy addition to any household, comprising WC, wall mounted boiler and frosted window.

BEDROOM 1

14'9 x 10'7 (4.50m x 3.23m)

A large double bedroom hosting two built in storage cupboards, one housing the water tank, also comprising wall mounted radiator, telephone point and front facing window.

BEDROOM 2

11'1 x 8 (not including wardrobe) (3.38m x 2.44m (not including wardrobe))

A further good sized bedroom hosting a wall of fitted wardrobes with sliding doors, also comprising wall mounted radiator, aerial point and rear facing uPVC window.

SHOWER ROOM

6'5 x 4'4 (1.96m x 1.32m)

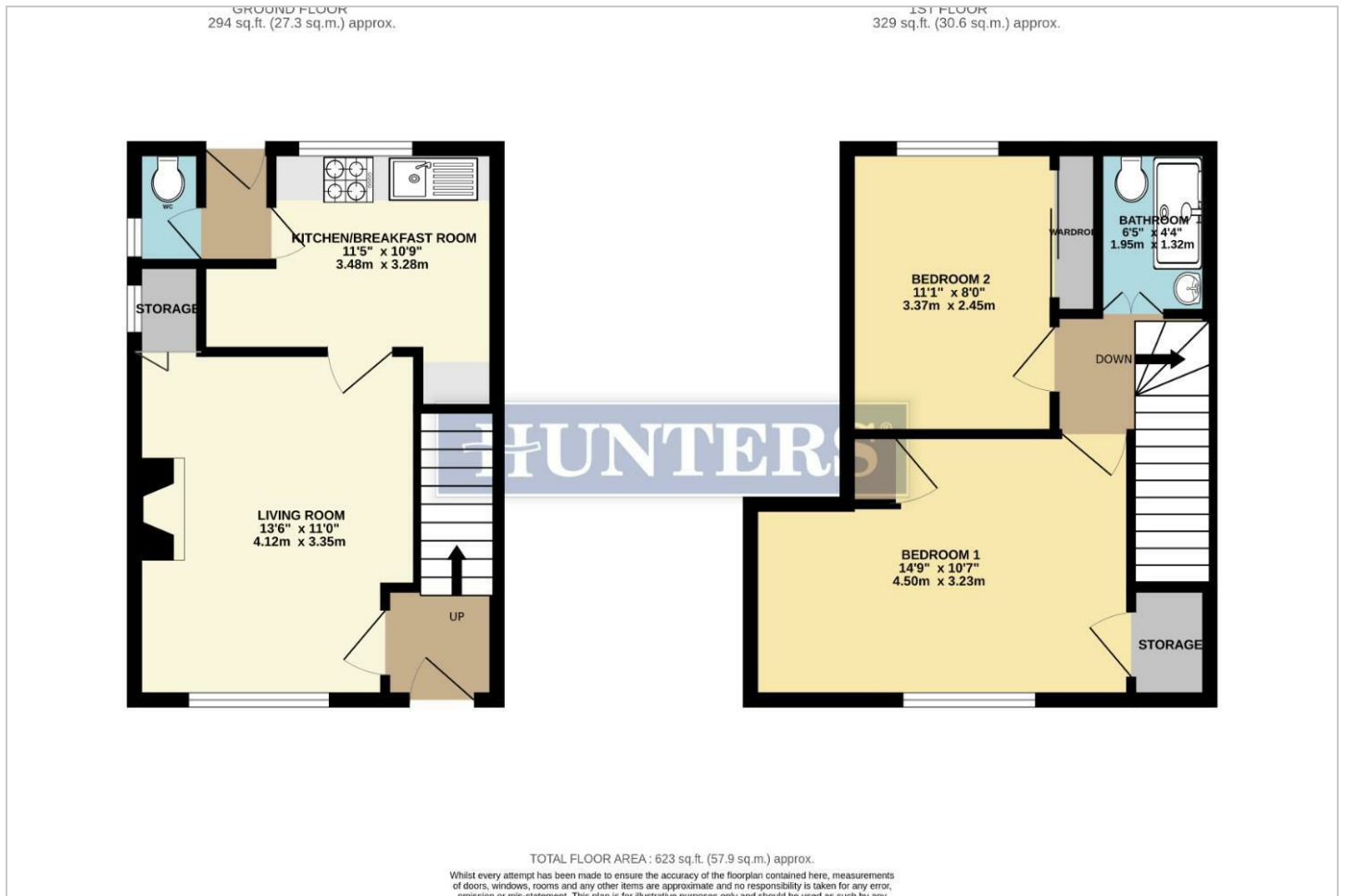
A modern shower room, fully panelled in white or tiled in natural tones, hosting a large double shower cubicle with electric shower, low flush WC,

white pedestal sink, wall mounted radiator and frosted window.

EXTERIOR

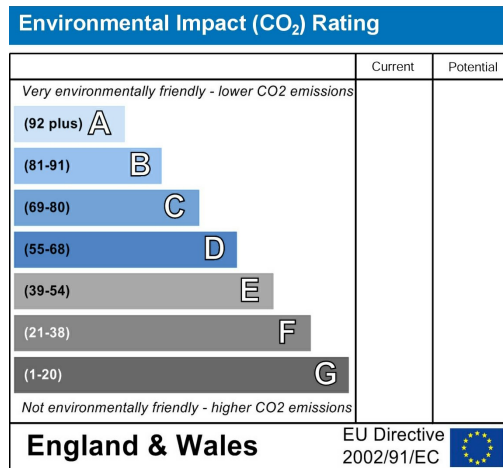
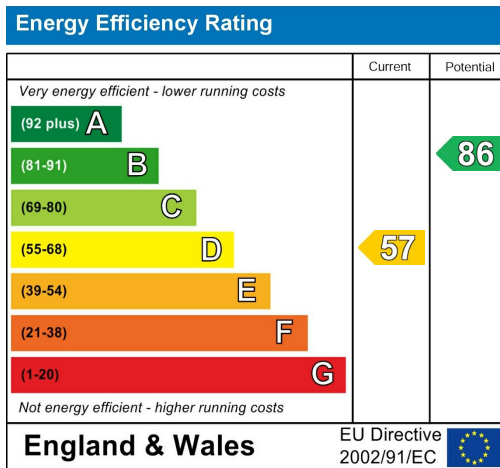
The front of the property hosts much sought after off road parking on the driveway. To the rear of the property is a fully enclosed. low maintenance garden, hosting a sizeable slabbed patio area perfect for entertaining in the summer months, neat lawn and shed for outdoor storage.

Floorplan





Energy Efficiency Graph

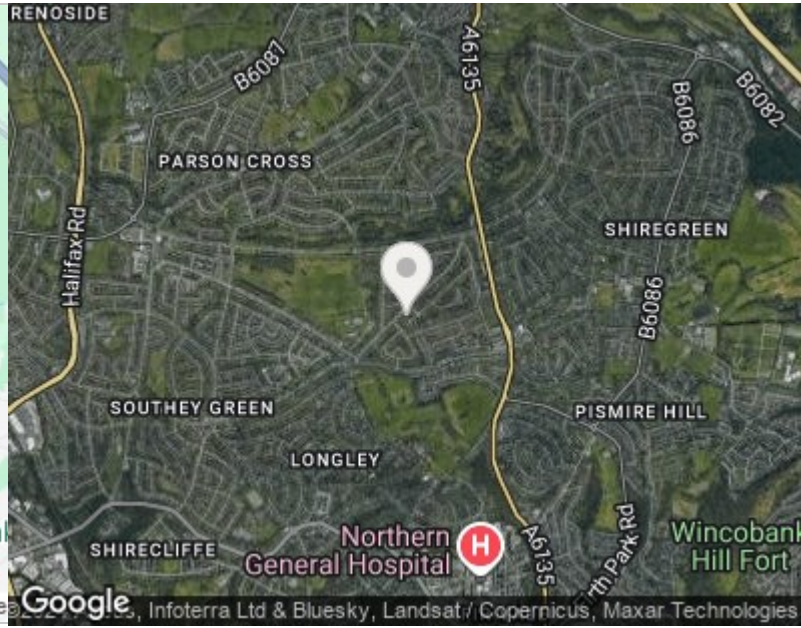
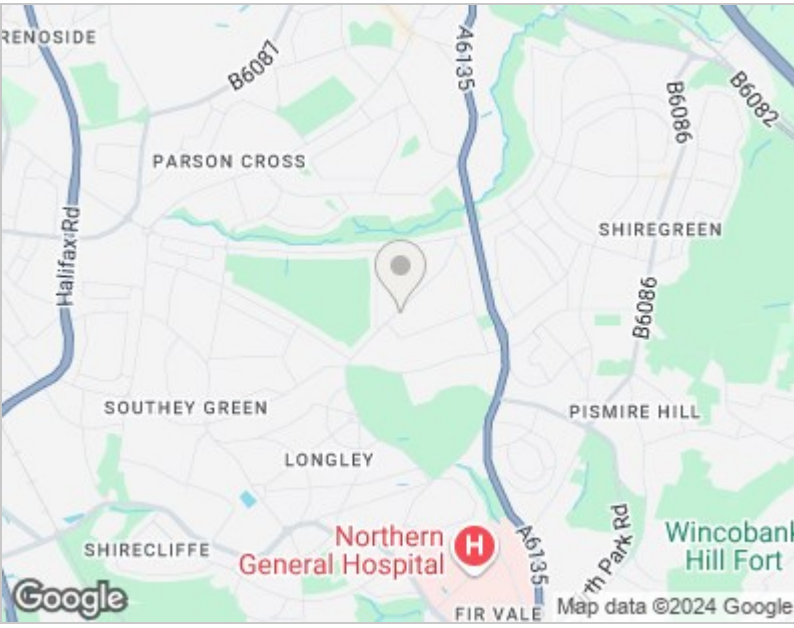


Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





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. THINKING OF SELLING? 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.

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