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ESTATE AGENTS

Marketing Preview

74A Lightwood Road, Marsh Lane, Sheffield, S21 5RG

£365,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1

** GUIDE PRICE £365,000 - £375,000** A fantastic opportunity to purchase this two-bedroom detached property, situated in a popular yet peaceful location with stunning countryside views. Beautifully presented and ready to move straight into, the property offers a spacious lounge/diner with patio doors opening onto a balcony, making the most of the spectacular outlook. The home also benefits from a modern kitchen, a stylish bathroom with a shower cubicle, and useful additional attic space incorporating a store/boiler room. Ideally located close to local amenities and benefiting from excellent road links to Sheffield, Chesterfield, and the M1 motorway, this property truly must be viewed to fully appreciate the accommodation and views on offer.

SUMMARY

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Steps rise to the balcony, where sliding doors open into the spacious lounge/diner and a separate door leads into the porch. The porch provides access to the rear garden and the kitchen. The modern kitchen is fitted with an excellent range of wall and base units and benefits from an integrated washing machine/tumble dryer, dishwasher, two ovens, combi microwave oven, hob and extractor, Belfast sink, and space for a full-height fridge/freezer. A multi-fuel burner creates a cosy focal point, while doors lead through to both the hallway and lounge/diner.

The lounge/diner is bright and generously proportioned, offering ample space for a dining table and seating area. A feature electric fireplace with steam and light effect adds a contemporary touch, while stairs rise to the useful attic space.

The inner hallway provides access to the bathroom and both bedrooms. Bedroom one is a good-sized double bedroom with a window overlooking the rear, while bedroom two is also a double bedroom with a rear-facing window. The modern bathroom is fitted with a bath, separate shower cubicle, W/C, and wash basin.

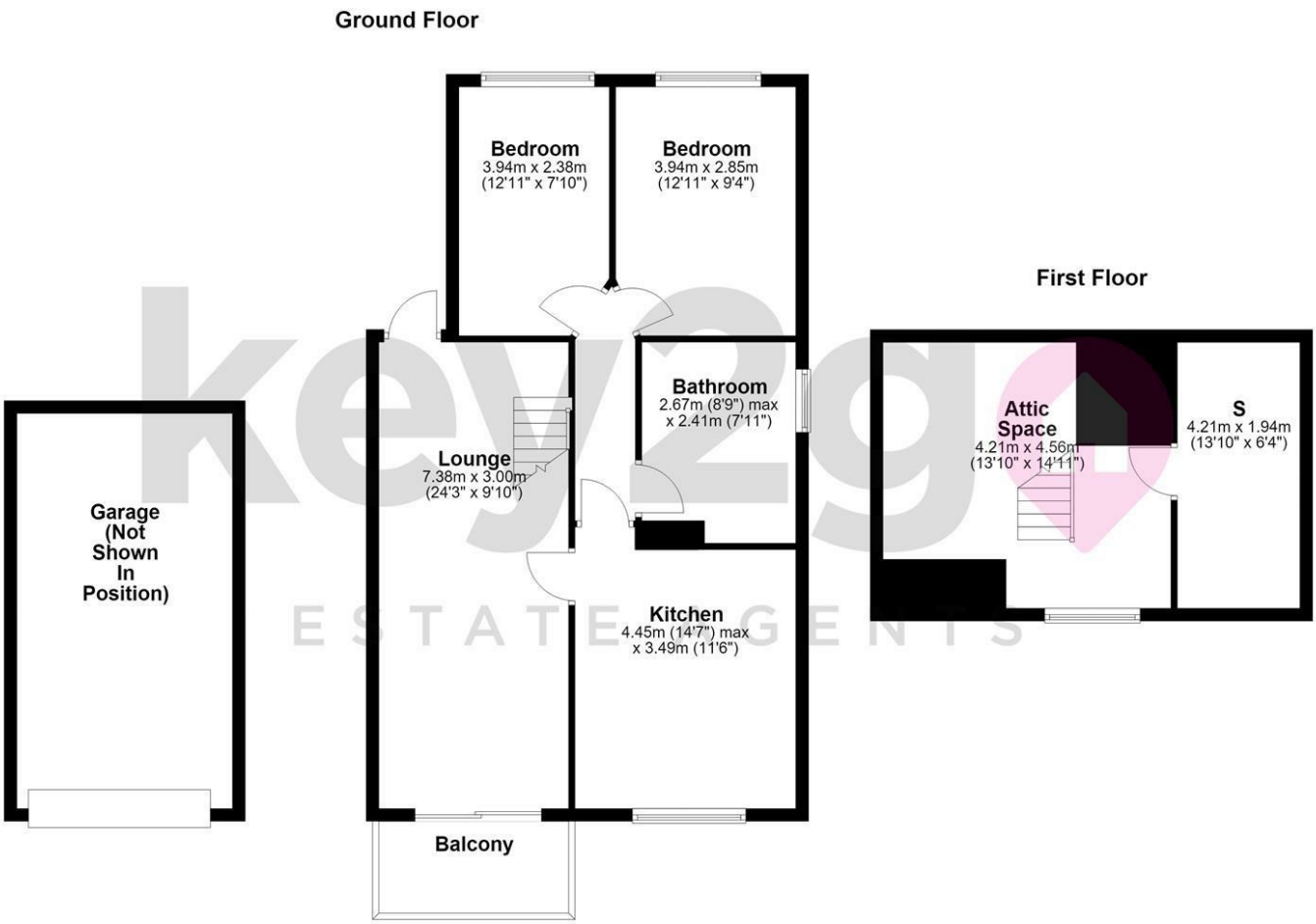
Stairs rise from the lounge/diner to the generous attic space, which benefits from a window to the front. This versatile area offers excellent additional space and is complemented by a separate storage/boiler room, providing useful storage and housing the property's boiler.

To the front of the property is a driveway providing off-road parking for up to four vehicles, along with access to the garage. Steps rise to a generously sized balcony, which enjoys stunning far-reaching countryside views and provides the perfect space for outdoor seating and entertaining. To the rear is an enclosed garden featuring a patio area and lawn, all enclosed by shrubbery to create a private and secure outdoor space.

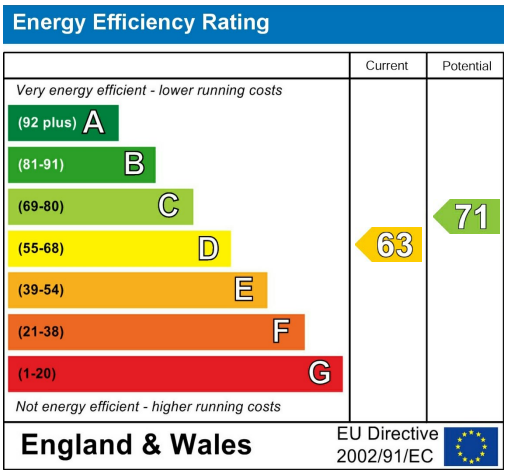
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING THROUGHOUT INCLUDING GARAGE
- S PLAN SYSTEM
- COUNCIL TAX BAND D - NORTH EAST DERBYSHIRE COUNCIL
- RENOVATED IN THE LAST 10 YEARS BY CURRENT OWNER - NEW ELECTRICS, COPPER ETC
- SOLID OAK DOORS AND FLOORING THROUGHOUT

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Total area: approx. 96.3 sq. metres (1036.1 sq. feet)



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