



37 LOCKWOOD AVENUE SHEFFIELD, S25 5GQ

£250,000
FREEHOLD

Guide Price £250,000 - £260,000

This spacious and characterful four-bedroom semi-detached home is ideally located in the heart of South Anston, within a sought-after school catchment area and close to a range of local amenities, including shops and public transport links. The property also offers excellent access to the motorway network, Gulliver's Valley Resort, and Rother Valley Country Park. The home benefits from a driveway providing off-road parking, a garage with an electric door, and a HIVE smart heating system. Outside, there are lawned gardens to both the front and rear, with the rear garden also featuring a patio area, perfect for relaxing or entertaining. Inside, the property offers a spacious lounge and a well-appointed dining kitchen fitted with a comprehensive range of base units, a double oven, and an integrated dishwasher. There are four well-proportioned bedrooms, with Bedroom Two benefiting from a dressing room that already has plumbing in place, offering the potential to create an en-suite if desired.

The family bathroom is fitted with a stylish four-piece suite comprising a panelled bath, separate shower cubicle, vanity wash hand basin, and low-flush WC. This fantastic home offers generous living space, versatile accommodation, and a truly unique style, with the current owners' quirky décor adding plenty of personality throughout. Early viewing is highly recommended to fully appreciate the size, versatility, and charm of this wonderful home. Book your viewing today – don't miss out!

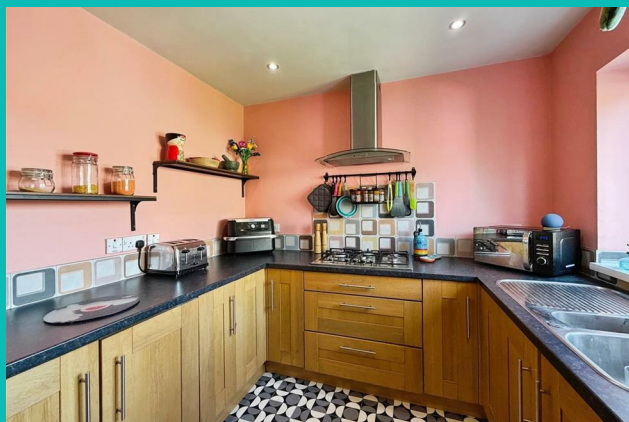
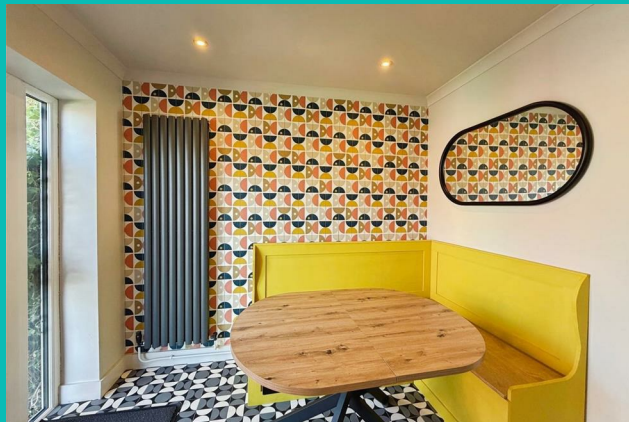
**Kendra
Jacob**

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37 LOCKWOOD AVENUE

- Guide Price £250,000 - £260,000 • Perfect Family Home • Extended Four Bedroomed Semi Detached House • Excellent Schools • Driveway Providing Off Road Parking And Garage • Spacious Lounge • Dining Kitchen • Family Bathroom With Four Piece Suite • Convenient For The Motorway Network • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Porch

A front door leads into the entrance porch which is perfect for shoes and coats. Central heating radiator.

Entrance Hall

With stairs rising to the first floor accommodation, HIVE control and vertical radiator.

Lounge

Spacious lounge with window overlooking the front elevation. There is a useful understairs storage cupboard and central heating radiator. Coving to the ceiling.

Dining Kitchen

Fitted with a comprehensive range of base units with complimentary work surfaces over. There is a built in double oven and integrated dish washer. A one and a half bowl stainless steel sink unit with mixer tap and window overlooking the rear garden. To the dining area, patio doors lead out onto the rear garden and patio area. Breakfast bar area perfect for your morning coffee. The boiler is located in one of the units in the kitchen.

First Floor Landing

Stairs rise to the first floor accommodation and having access to the loft space. Coving to the ceiling.

Bedroom One

With built in mirrored sliding door wardrobes to one wall, window overlooking the rear, central heating radiator and coving to the ceiling.

Bedroom Two

With window overlooking the front and central heating radiator.

Dressing Area

Perfect space off bedroom two that is currently used as a dressing area. Having window overlooking the rear and having spot lights to the ceiling. Please note: There is plumbing to this part of the room if required to convert into an en suite area.

Bedroom Three

With window overlooking the front and having central heating radiator.

Bedroom Four

With window overlooking the front, central heating radiator and useful storage cupboard.

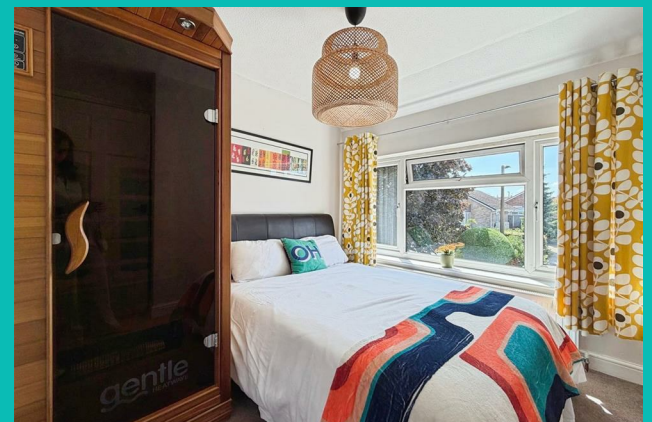
Family Bathroom

A good sized family bathroom having four piece suite - to include panelled bath, shower cubicle, vanity wash hand basin and low flush WC. There is a window overlooking the rear with shutter, tiled floor, partially tiled walls, spot lights to the ceiling and having heated towel rail.

Outside

To the front of the property is a driveway providing off road parking leading to the garage. There is a lawned area of garden to the front. The garage has power and light connected with electric door. To the rear is a lawned area of garden and patio area perfect for entertaining.

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ADDITIONAL INFORMATION

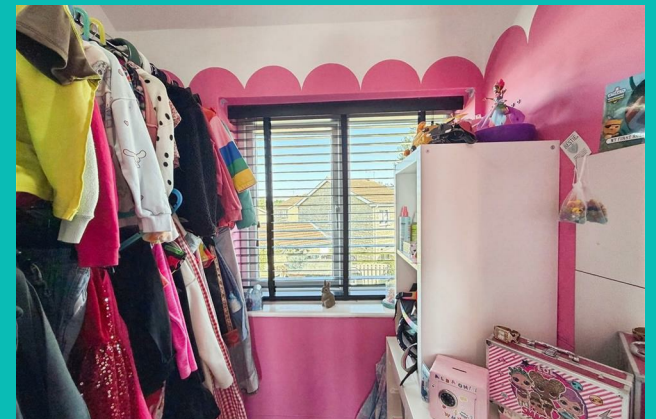
Local Authority – Rotherham Borough Council

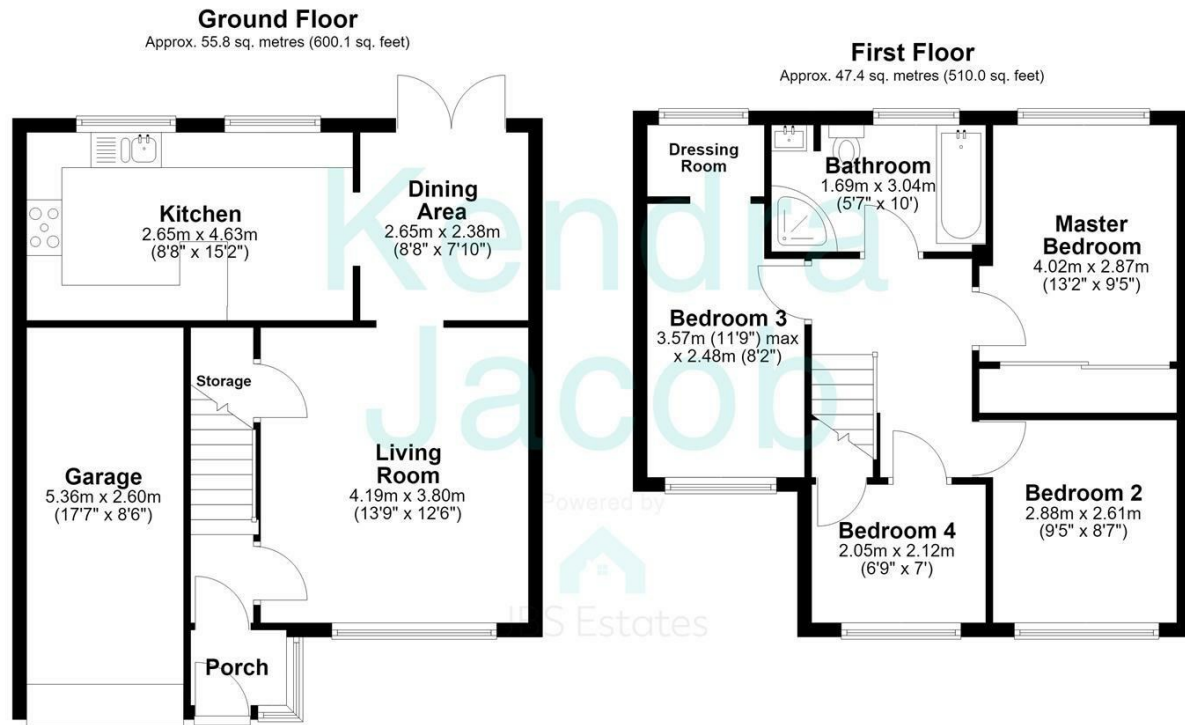
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1110.10 sq ft

Tenure – Freehold





Total area: approx. 103.1 sq. metres (1110.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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