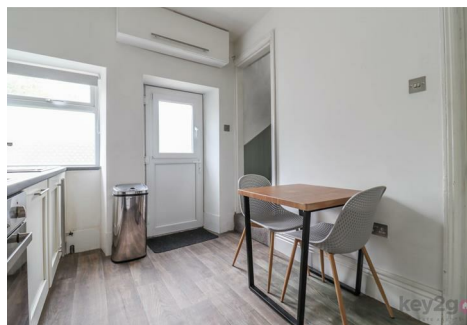


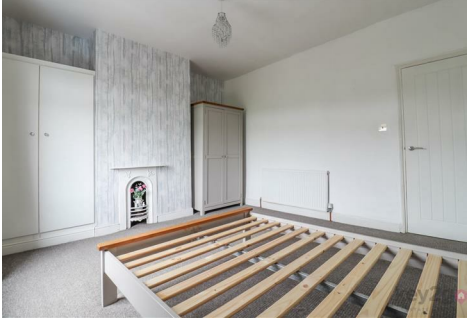
## Marketing Preview



**19 Lightwood Road, Marsh Lane, Sheffield, S21 5RF**

**£160,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



NO CHAIN! A fantastic opportunity to purchase this charming two-bedroom terraced home, situated in the ever-popular village of Marsh Lane and surrounded by countryside. Retaining original features throughout, the property also benefits from a modern kitchen, bathroom, and useful utility room. Backing onto woodland and offering excellent road links to Sheffield and Chesterfield, this home is ideal for first-time buyers, investors, or those looking to downsize.

## SUMMARY

NO CHAIN! A fantastic opportunity to purchase this charming two-bedroom terraced home, situated in the ever-popular village of Marsh Lane and surrounded by countryside. Retaining original features throughout, the property also benefits from a modern kitchen, bathroom, and useful utility room. Backing onto woodland and offering excellent road links to Sheffield and Chesterfield, this home is ideal for first-time buyers, investors, or those looking to downsize.

Enter into the bright living area, featuring an original fireplace and useful alcove storage, with a door leading to the kitchen. The kitchen is fitted with modern wall and base units, an oven, hob and extractor, along with an integrated dishwasher. There is access to the rear garden, stairs descending to the lower floor, and a door to the utility room. The utility room provides under-counter space for a washing machine and space for a full-height fridge/freezer.

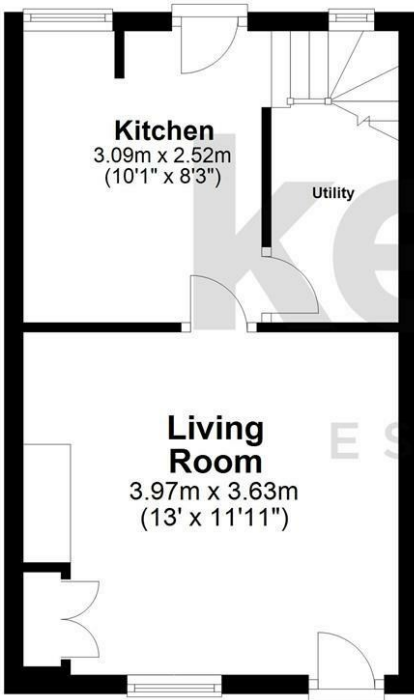
Stairs rise to the landing, with doors leading to two bedrooms and the bathroom. Bedroom one is a double room enjoying beautiful field views and benefitting from a cupboard housing the combi boiler. Bedroom two is a single bedroom with a rear-facing window overlooking woodland views. The bathroom is modern in style and fitted with a bath, pedestal wash basin, close-coupled WC, and a useful over-stairs storage cupboard.

To the rear is a patio area with a brick-built outhouse and outside WC. The rear also provides right of way access for neighbouring properties.

## PROPERTY DETAILS

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- FREEHOLD
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

### Ground Floor



### First Floor



### Outbuildings



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

