





54 Lightwood Road

Marsh Lane • Sheffield • S21 5RG

Offers in the Region of £425,000

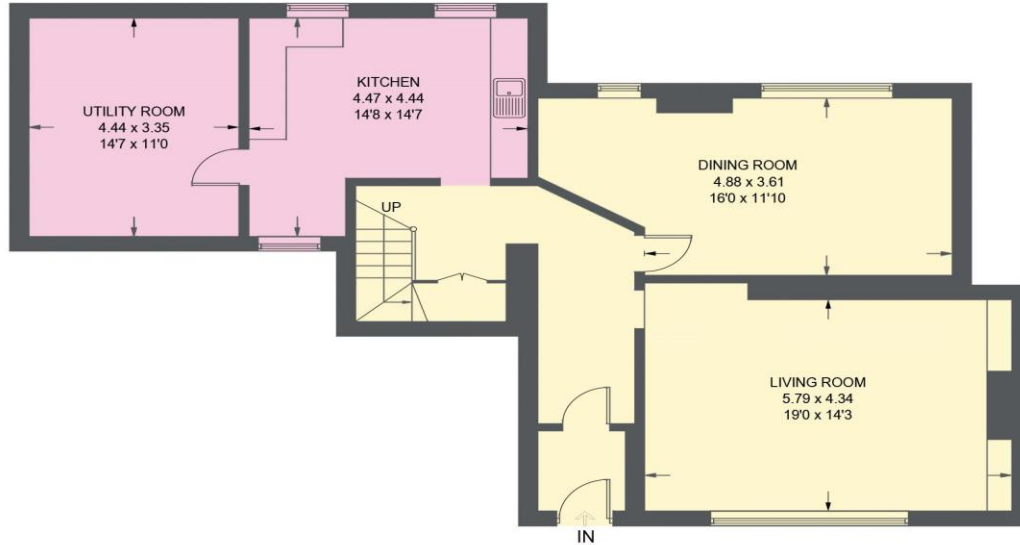
Occupying a generous plot, in a beautiful location, commanding fabulous far reaching rural views is a 4-bedroom detached property. Generously proportioned accommodation measuring an impressive 2174 sqft offering superb potential to develop and / or extend to create a lovely family home. In need of general updating and modernisation. Freehold with no onward chain. The ground floor features 2 spacious reception rooms filled with natural light and flexibility. The kitchen is dual aspect fitted with a range of units and space for appliances with adjoining utility / storeroom. The first floor features 4 bedrooms, one of which offers a superb space, complemented by a array of windows and framing the beautiful countryside views. A modern bathroom is equipped with a white suite, freestanding bath, walk in rainfall shower and contrasting tiled walls and floor. Externally a driveway creates off street parking with raised garden to both sides. A gated car port leads to a detached garage and rear enclosed garden /courtyard. Marsh Lane Village, close to Eckington village is steeped in local history, conservation areas and offers a host of superb local amenities, village schools and a local supermarket. The area boasts a public swimming baths and superb local restaurants and gastro style eateries in the surrounding areas. Ideally situated for links to the M1 motorway networks, Sheffield city centre and nearby Crystal Peaks shopping centre. Renishaw Hall and local surrounding countryside and walks on the Pennine trail provide plenty of choice. The area is popular with buyers of all ages and has excellent bus and transport links



- Spacious Detached Property
- Occupying Generous Plot
- Measuring an Impressive 2174 sqft
- 4 Bedrooms & Modern Bathroom
- 2 Flexible Reception Rooms
- Semi Rural Location in S21
- Stunning Rural View
- Driveway, Car Port & Garage
- Freehold & No Chain
- Council Tax Band F, EPC Rating D

54 LIGHTWOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 201.9 SQ M / 2174 SQ FT



GROUND FLOOR
101.6 SQ M / 1094 SQ FT



FIRST FLOOR
100.3 SQ M / 1080 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.