



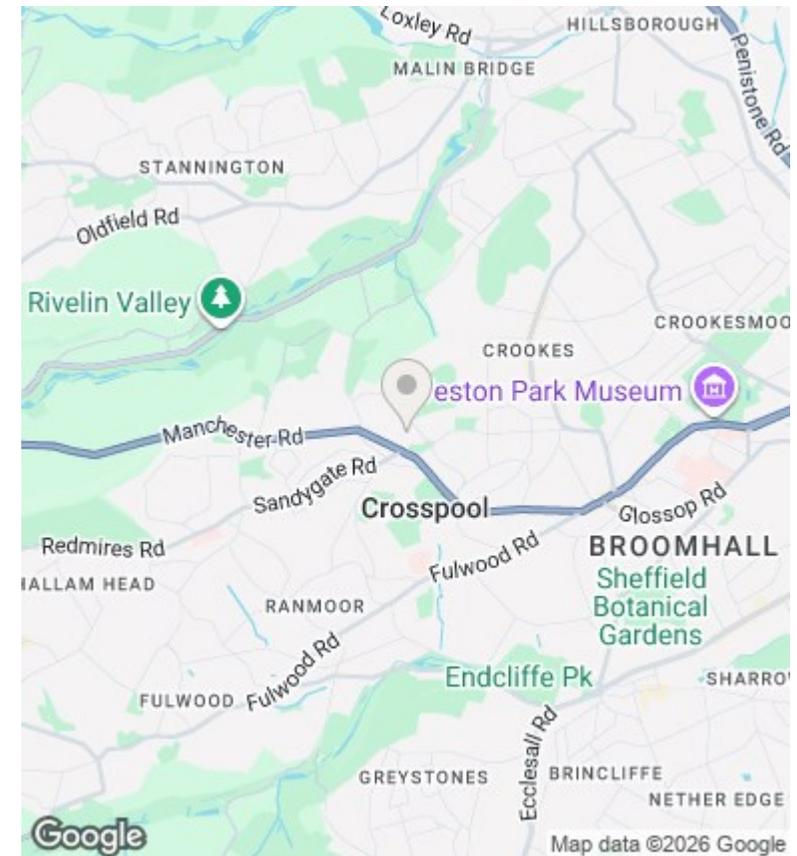
20 Lydgate Hall Crescent, Crosspool, Sheffield, S10 5NE

Offers Over £325,000

- No onward chain
- Requires modernisation
- South facing rear garden
- Easy access to the city centre, Sheffield University and central hospitals
- Semi-detached home
- Fantastic potential
- Detached garage to the side
- Quiet location
- Two double bedrooms and a single bedroom/home office/nursery
- Short walk to local shops, cafes and pubs



TOTAL FLOOR AREA: 92.3 sq.m. (994 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Directions

Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

B

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	