



18, Lytham Avenue, Sheffield, S25 2TB

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## Description

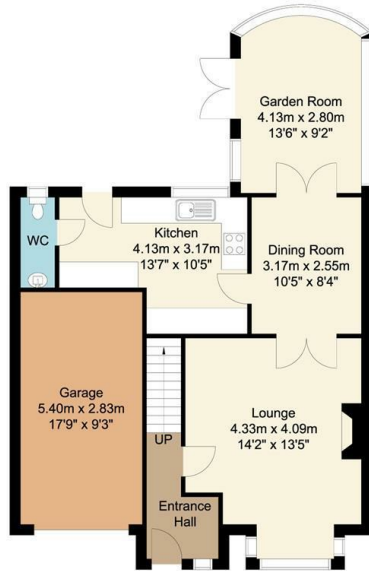
A deceptively spacious 1970's detached property that enjoys a private setting, in the corner of this desirable cul de sac. The property has a great layout including an extended garden room to complement the spacious lounge, dining room and modern kitchen on the ground floor. Upstairs there are four bedrooms and two bathrooms (one ensuite). This property also has the benefit of a larger than average and mature, south westerly facing garden that offers plenty of room for extending, if required, and subject to regs. Available with no onward chain and solar panels to boost the excellent EPC rating and to keep costly utility bills down.

- Four bedrooms including three good doubles.
- Two bath/shower rooms including one ensuite and a ground floor W.C.
- Lounge with box bay window.
- Dining room which could perhaps be combined with the kitchen and garden room to make a larger space (subject to regs).
- Garden room making additional reception space and overlooking the gardens.
- Recently modernised kitchen
- Off road parking for at least two cars and a single garage.
- Pretty south, south westerly facing gardens with two secure sheds
- Freehold, No Chain and Council Tax Band B.
- Gas central heating, UPVC double glazing, solar panels and modern building regs to combine to produce an excellent EPC rating of B86.

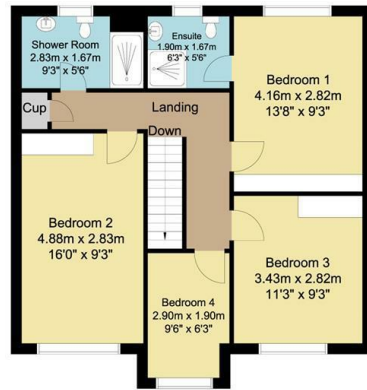




Ground Floor  
74 sq m/796.52 sq ft  
Approx.



First Floor  
62 sq m/667.36 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan...  
CP Property Services @2026



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