

17 Peterborough Road, Lodge Moor, Sheffield, S10 4JD
£425,000

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ESTATES



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Council Tax Band: D

A bright, spacious and well maintained two double bedroom detached bungalow which boasts a south facing garden with views over Hallam Cricket Club! Requiring some modernisation, the property is ripe for conversion and is ideal for families. Situated on this popular estate in Lodge Moor, the property is close to an array of shops, cafes and amenities and is well served by regular bus routes giving easy access to the universities, hospitals and the city centre. It is also a short distance from open countryside and is within the catchment area of Hallam and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, shower room, separate wc, dining room, lounge, conservatory, kitchen and two double sized bedrooms. Outside, there is a garden to the front and long driveway leads to the rear where there is a landscaped garden with stunning views and a detached garage. Available for sale with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Freehold tenure, council tax band D.

Entrance Hallway

Access to the property is gained through a front facing upvc door which leads into the entrance hallway. Having a radiator and cloaks cupboard, doors lead to the shower room, separate wc and dining room.

Shower Room

Having a suite comprising of a walk in double shower enclosure and a pedestal wash basin. With a radiator, vinyl flooring and side facing upvc double glazed window. There is also a useful storage cupboard which has a radiator.

Separate WC

Having a low flush wc and side facing upvc double glazed window.

Dining Room

A bright and versatile room which has rear and side facing internal windows bringing much light into the space. With a radiator and ample space for a dining table, doors lead to various rooms in the property.

Lounge

A bright and spacious lounge which has two radiators, a gas fire with surround, ample space for furnishings and internal windows to the side and rear. A door leads to the conservatory.

Conservatory

A fantastic addition to the property, having upvc double glazed windows and side facing french doors leading to the outside. With a radiator and vinyl flooring, the room is perfect for dining/entertaining and enjoys views to the rear.

Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There is an integrated electric oven and space for an under counter fridge and washing machine. With a rear facing upvc double glazed window, vinyl flooring, a radiator and side facing upvc door to the outside.

Master Bedroom

A double sized master bedroom which has a front facing upvc double glazed window, fitted wardrobes and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed window and a radiator.

Outside

To the front of the property there is a garden area with shrubs and a driveway which provides space for a car and leads down the side of the property to the rear, where there is a stunning garden space overlooking Spider Park and the cricket pitch. With a patio, landscaped lawn and well stocked borders, shrubs and trees, the garden enjoys a south facing outlook. There is immediate access to the kitchen, conservatory and detached garage, plus a storage room which houses the Vaillant combi boiler.

Detached Garage

Having an up and over door, the garage offers ample storage space and it has power and lighting plus a side facing window.



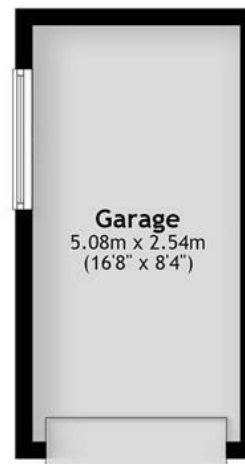
Ground Floor

Approx. 86.4 sq. metres (929.7 sq. feet)



Outbuilding

Approx. 12.9 sq. metres (138.9 sq. feet)



Total area: approx. 99.3 sq. metres (1068.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC