

Marketing Preview



97 Lound Road, Sheffield, S9 4BH

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £180,000 - £190,000 **** Perfect first-time buyer opportunity: a stunning, extended home with two double bedrooms, ready to move straight into. The property offers open-plan living to the ground floor, featuring a modern open kitchen/diner flowing into a conservatory. Externally, there is a beautifully landscaped garden with a summer house. Located in a sought-after area, the property is within short distance of the Parkway, M1, Meadowhall and the town centre, and is conveniently close to a main bus route.

SUMMARY

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The hallway provides access to the first-floor stairs and a doorway into the lounge. The lounge is bright and airy, featuring a walk-in bay window to the front and opens into the kitchen/diner. The kitchen offers ample wall and base units, creating a perfect family space that flows through to the conservatory. This sizeable living area benefits from patio doors opening out to the rear garden.

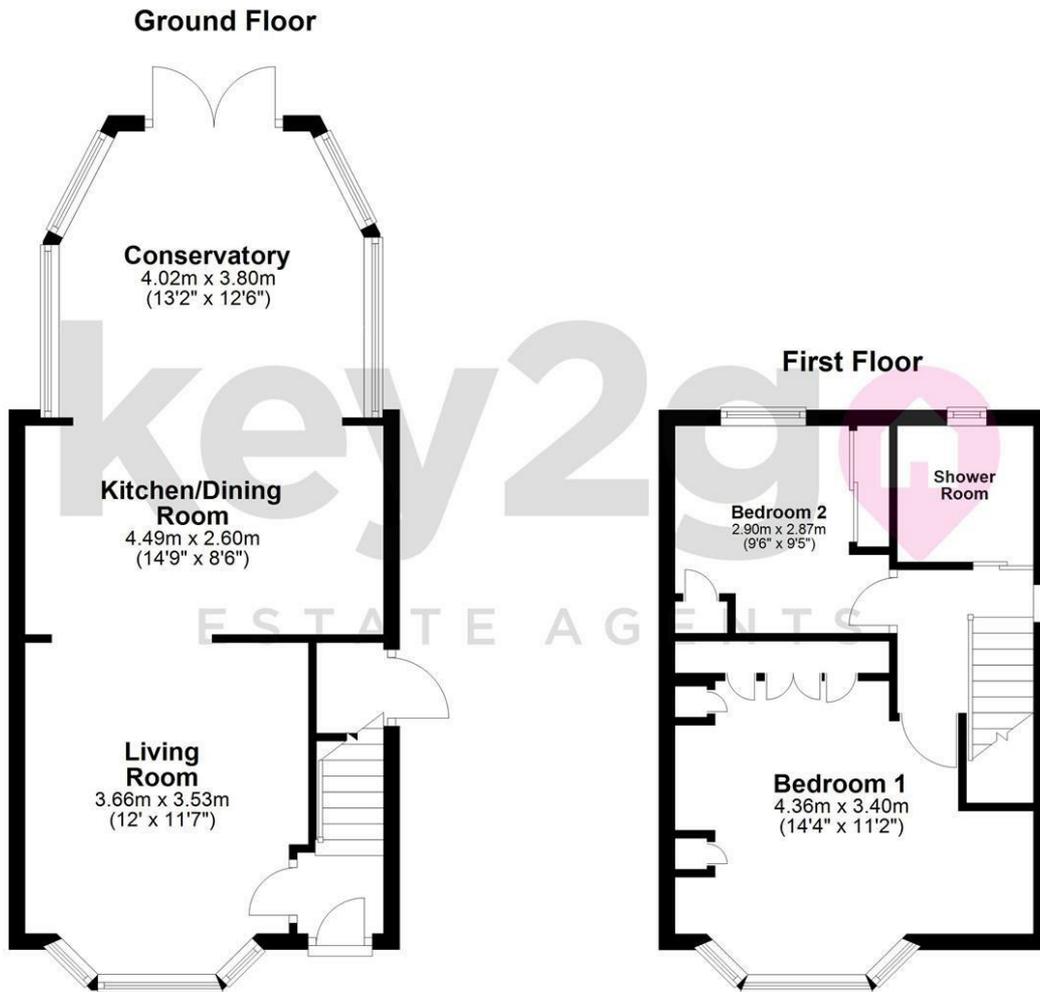
Stairs rise to the first floor, where there is a good-sized double bedroom to the front with ample fitted wardrobes and drawers. A second double bedroom overlooks the rear garden, and the accommodation is completed by a modern shower room.

To the front is a low-maintenance driveway providing off-road parking, with a secure side path leading to the rear garden. The landscaped rear garden is long and generously sized, featuring an initial patio area with steps descending to a second patio and lawn. There are large outbuildings with power, ideal for entertaining or use as secure storage, and the garden is private and fully enclosed.

PROPERTY DETAILS

- LEASEHOLD, 710 YEARS REMAINING, £3.50PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

