



20 Holyrood Avenue, Lodge Moor, Sheffield, S10 4NW

Saxton Mee

20 Holyrood Avenue

Lodge Moor

Guide Price

£450,000

Guide Price £450,000-£475,000

Occupying a pleasant position within this popular residential development in Lodge Moor is this well-proportioned four bedroom townhouse, offering flexible accommodation across three floors, a private rear garden, driveway and integral garage. Having been a much-loved family home for many years, the property provides spacious and versatile living accommodation that will appeal to a wide range of buyers.

The accommodation begins with a generous entrance porch leading into a welcoming hallway. The ground floor also benefits from a useful WC, utility room and internal access to the integral garage. A versatile fourth bedroom overlooks the rear garden and enjoys patio doors opening onto the garden, making it equally suited as a guest bedroom, home office or additional reception room.

The first floor is dedicated to the main living accommodation, comprising a bright living room alongside a generous kitchen diner. Large windows to both the front and rear allow an abundance of natural light to flood the property, creating a bright and airy feel throughout.

On the second floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Externally, the property enjoys an attractive rear garden offering an excellent space to relax or entertain. To the front, there is a well-maintained garden, driveway providing off-road parking and access to the integral garage.

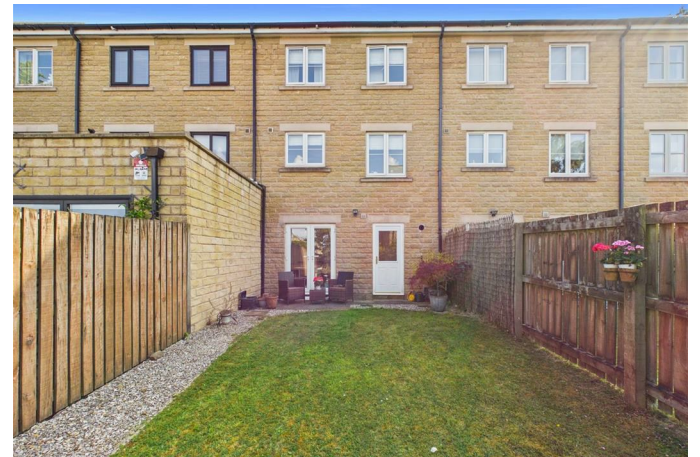
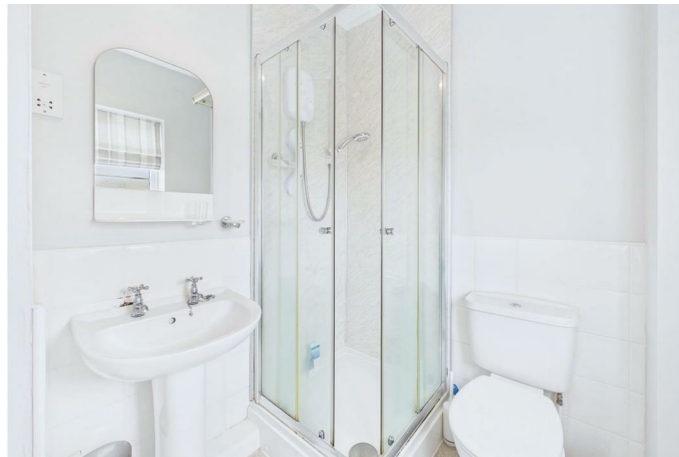
Situated in the ever-popular suburb of Lodge Moor, the property is ideally placed for highly regarded schools, nearby shops, cafés and everyday amenities, whilst also enjoying easy access to the Peak District and Sheffield city centre.

Offering generous proportions, flexible accommodation and a fantastic location, this is an excellent opportunity to acquire a spacious family home in sought-after Lodge Moor.



- Spacious four bedroom townhouse
- Flexible accommodation over three floors
- Ground floor bedroom with patio doors to the garden
- Bright living room and spacious kitchen diner
- Principal bedroom with en-suite shower room
- Utility room, downstairs WC and integral garage
- Driveway, front garden and enclosed rear garden
- Sought-after Lodge Moor location close to amenities and schools







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