





## 46 Lynmouth Road

Sheffield • South Yorkshire • S7 2DF

Guide Price £160,000 - £170,000

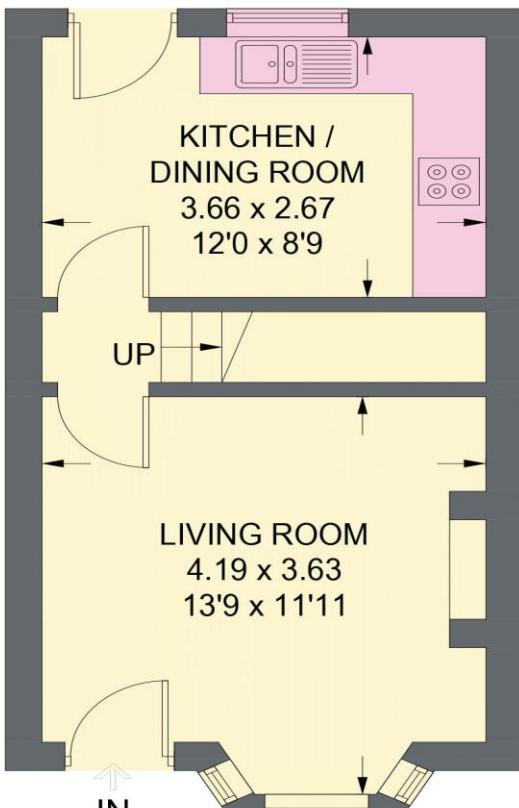
Situated in the highly sought-after S7 area, this charming 2 bedroom mid-terrace home on Lynmouth Road is full of character and warmth, offering an inviting and homely atmosphere. Ideal for first-time buyers, professionals or investors. Benefits from gas central heating and double glazing. The kitchen features a classic Shaker-style design with wood-effect worktops, providing a practical yet attractive space with room for a breakfast table. An integrated oven, gas hob, and a lovely outlook over the rear garden add to its appeal, while the charming stable door creates a welcoming connection between indoor and outdoor living. The living room is rich in character and charm, boasting exposed beams and a striking brick feature fireplace that forms a cosy focal point. The laminate flooring enhances the warm, homely feel, making this an ideal space to relax or unwind. Upstairs, the front double bedroom is generously sized and calmly decorated, benefitting from full-length fitted wardrobes and a large window that fills the room with natural light. The second bedroom is a good size and offers flexibility as a home office, guest room or nursery. The bathroom is fitted with a three-piece white suite, is partially tiled, and includes a shower over the bath. Externally, the property enjoys an enclosed, low-maintenance walled garden with a useful garden shed, providing a private outdoor space ideal for relaxing with minimal upkeep. Perfectly positioned close to the independent shops, cafés and amenities of Abbeydale Road, the property also benefits from excellent transport links into Sheffield city centre and easy access to nearby green spaces, making this a wonderful home in a truly desirable location.



- Charming Mid Terraced Property
- Popular Location in S7
- 2 Bedrooms & Modern Bathroom
- Full of Character & Warmth
- Spacious Dining Kitchen
- Excellent Local Amenities & Transport Links
- Combination Boiler & Double Glazing
- Walled Low Maintenance Rear Garden
- Lease 800 years from 1901 £1 per annum
- Council Tax Band A, EPC Rating C

# 46 LYNMOUTH ROAD

APPROXIMATE GROSS INTERNAL AREA = 55.4 SQ M / 596 SQ FT



**28.2 SQ M / 303 SQ FT**



**27.2 SQ M / 293 SQ FT**

Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(DWMRP/2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.