







5 Lynmouth Road

Abbeydale • Sheffield • S7 2DF

£210,000

An excellent 2/3 bedroom end terrace property which benefits from the space at the 1st and 2nd floor level creating spacious bedroom space. Tastefully presented and neutrally decorated throughout the property benefits from UPVC double glazing, an Ideal Logic combination boiler fitted in May 2026, and a lovely, low maintenance, enclosed south facing rear garden. Offered to the market with no onward chain and ideal for 1st time buyers, professionals or investors. On the ground floor there is a bay windowed living room, with fireplace, and a kitchen with modern, matching white wall and base units complemented by a granite effect work surface. Integrated oven, hob and extractor and space for a fridge/freezer and washing machine. The boiler is situated on the cellar head. On the 1st floor is an excellent principal bedroom filled with natural light, a bathroom with suite in white including bath with shower over, wash hand basin, w.c and part tiled walls. There is a spacious and flexible occasional bedroom, which could easily be formally divided to create a bedroom or home office/study space. From the occasional bedroom a staircase leads to the 2nd floor, where there is a further well proportioned bedroom. Outside to the front the property is set back from the road with a small front garden and to the rear is an excellent south facing rear garden, fully enclosed, with a patio providing sitting out space and a low maintenance area beyond with artificial lawn and colourful raised shrub border to the end of the garden. Perfectly positioned close to the independent shops, cafes, bars and restaurants of Abbeydale Road, close to supermarkets the property also benefits from excellent transport links to the city centre and easy access to the green spaces of Millhouses Park making this a wonderful home in a truly desirable location.





- Spacious End Terrace
- South Facing Garden
- New Combination Boiler
- UPVc Double Glazing
- Tastefully Presented

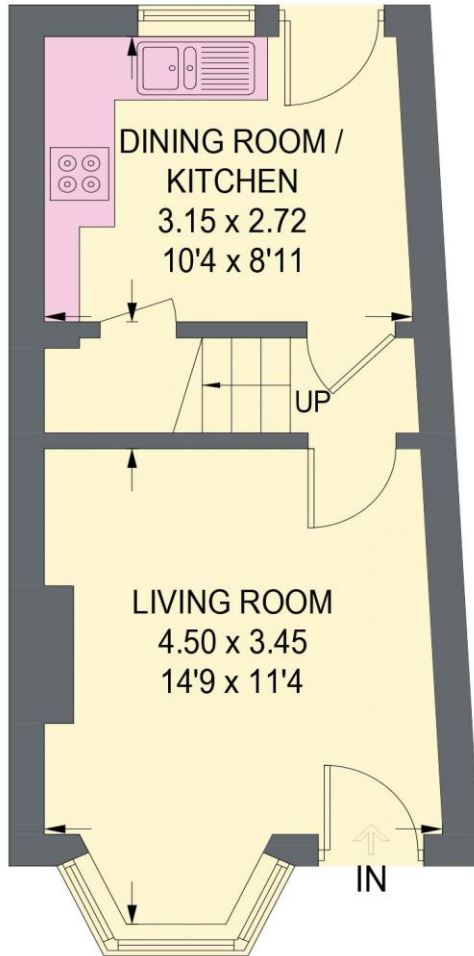
- Excellent School Catchment
- Close To Popular Abbeydale Road
- No Onward Chain
- Leasehold
- EPC - E



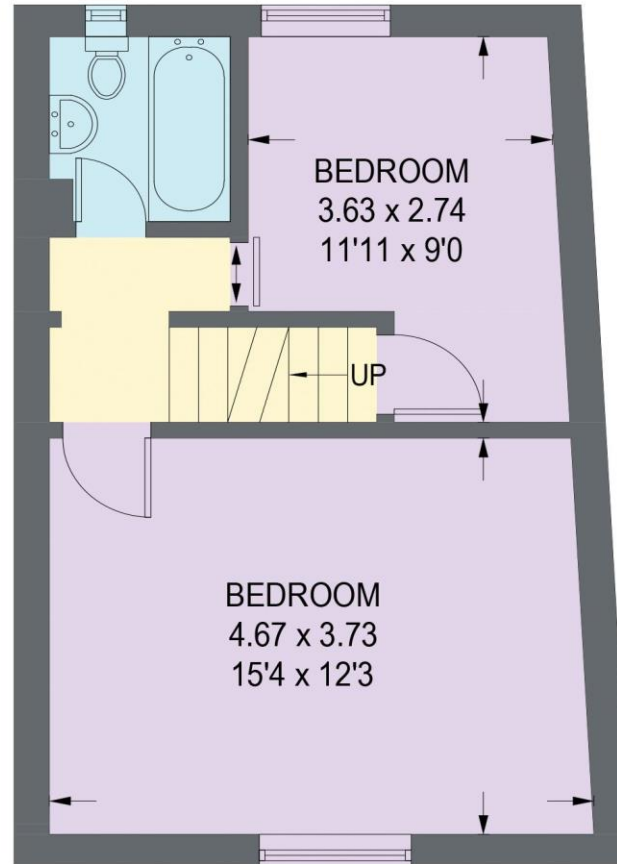


5 LYMOUTH ROAD

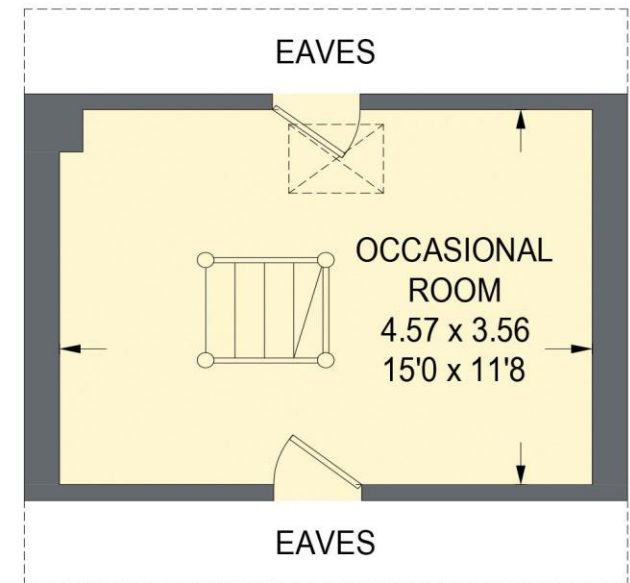
APPROXIMATE GROSS INTERNAL AREA = 75.2 SQ M / 809 SQ FT (EXCLUDING EAVES)



GROUND FLOOR
25.5 SQ M / 274 SQ FT



FIRST FLOOR
33.6 SQ M / 362 SQ FT



SECOND FLOOR
16.1 SQ M / 173 SQ FT

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

(IDMRP2025)



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