

Marketing Preview



56 Lundwood Grove, Owlthorpe, Sheffield, S20 6TR
£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this two double bedroom townhouse which is situated in a quiet cul-de-sac location. Offering an open plan lounge/diner, allocated parking for one car and a well presented private rear garden. Being well presented throughout. Close to amenities and road links to the M1 Motorway and City Centre. Perfect for first time buyers and families alike!

SUMMARY

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HALLWAY

Enter via a uPVC door into the hallway with neutral decor, laminate flooring, a radiator and a ceiling light. Doors to the kitchen and lounge.

KITCHEN 7'11" x 8'6"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Sink with a drainer and mixer tap. Space for a washing machine and full height fridge/freezer. Ceiling light, window and vinyl flooring.

LOUNGE 11'10" x 15'4"

An open and spacious neutral decor, feature back wall and laminate flooring. Ceiling light, two radiators and a window. Stair rise to the first floor and a door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, a ceiling light and access to the loft. Doors to the two bedrooms and bathroom.

BEDROOM ONE 11'10" x 12'4"

A spacious double bedroom with carpeted flooring, neutral decor and two feature painted walls. Ceiling light, radiator and window.

BEDROOM TWO 5'8" x 12'11"

A double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window.

BATHROOM 5'9" x 8'9"

Comprising of a bath with a shower, sink and a close coupled WC. Ceiling light, radiator and obscure glass window. Neutral decor and vinyl flooring.

OUTSIDE

The front of the property is a well presented with a pebbled area, a path and steps to the front door.

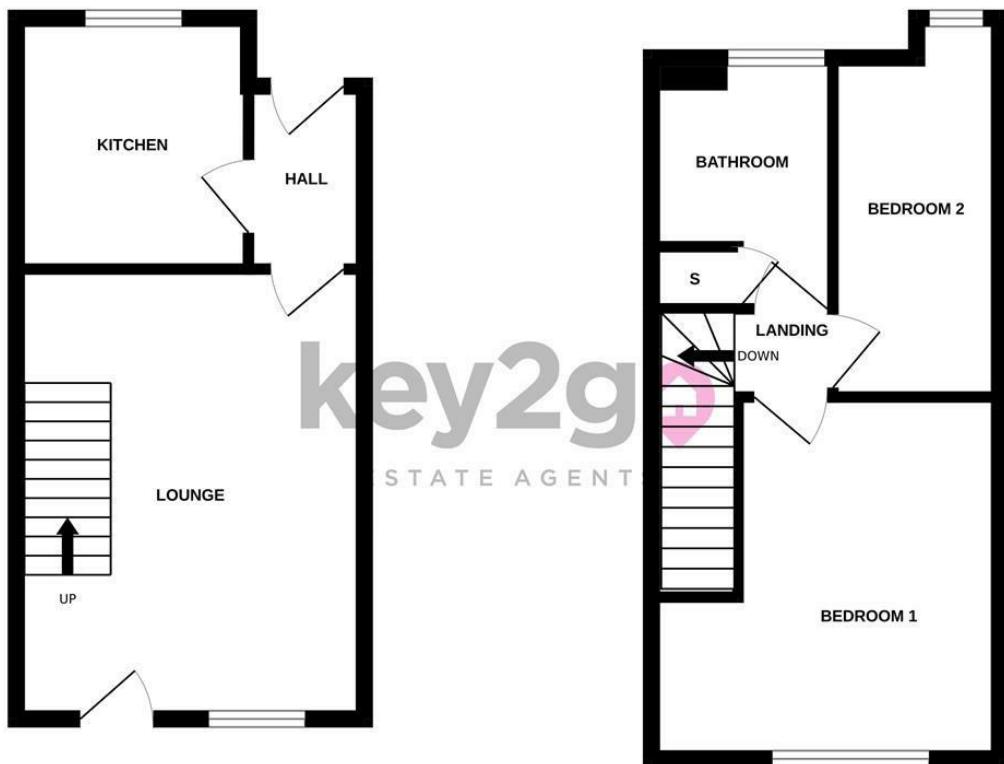
To the rear of the property is a private, enclosed and well presented garden with a pebbled area, a wall and a step up to a lawned area.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

