



3 Lytton Drive, Sheffield, South Yorkshire, S5 8AZ

Asking Price £160,000

- BEAUTIFULLY PRESENTED THROUGHOUT
- ATTRACTIVE FITTED KITCHEN DINER
- TWO GREAT RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZED & GAS CENTRAL HEATED
- AMPLE OFF ROAD PARKING
- LOVELY GARDENS FRONT & REAR

3 Lytton Drive, Sheffield S5 8AZ

**** NO CHAIN ** SPACIOUS FAMILY HOME **** New to the sales market is this three bedroom semi detached property, ideal for the growing family. Set in a generous plot with good sized enclosed front and rear gardens a driveway providing ample space for off road parking. The home is located in the S5 area close by to local schools, varied amenities and great transport links to the city centre and beyond. The property briefly comprises of; Entrance porch; Hallway; Lounge; Dining room; Breakfast kitchen; Stairs to the first floor; Three good size bedrooms; Family bathroom; Front and rear gardens; Off road parking;



Council Tax Band: A



ENTRANCE PORCH

Accessed via a part glazed composite door into the entrance porch, with; Wood effect uPVC double glazed windows to three aspects; Vinyl flooring; Ceiling light point; Part obscure glazed door into the hallway;

HALLWAY

With; Open plan stairs rising to the first floor; Wood effect flooring; Central heating radiator; Ceiling light point; Solid doors to the under stair storage cupboard, breakfast kitchen and the lounge;

LOUNGE

15'8" x 10'8"

This relaxing living space has; Carpet flooring; A large wood effect uPVC double glazed window to the side elevation; Central heating radiator; Ceiling light point; Double doors opening into the dining room;

DINING ROOM

14'2" x 9'1"

This multi purpose extension room, offering a snug, dining room, office or playroom to suit the buyers needs. Comprising of; Wood effect flooring; Ceiling light point; Patio and entrance doors to the rear garden;

BREAKFAST KITCHEN

14'3" x 9'0"

A modern breakfast kitchen comprising of; A good range of matt cream wall, base and drawer units; Wood effect roll top work surfaces and upstands; Space and plumbing for a washing machine and fridge freezer; Integrated electric oven and four ring induction hob, with extractor fan above; Single sink and drainer with mixer tap; Two wood effect uPVC double glazed windows to the front and side elevations; Wood effect vinyl flooring; Central heating radiator; Ceiling light points;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

12'9" x 9'2"

This good size primary bedroom has; Wood effect uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

12'4" x 9'2"

A further double bedroom with; Wood effect uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

7'11" x 6'4"

Having; Wood effect uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Consisting of; Panelled bath with wall mounted electric shower; Wash basin; WC: Tiled walls to wet areas; Obscure double glazed wood effect uPVC window to the front elevation; Wood effect vinyl flooring; Heated towel rail; Extractor fan;

STAIRS AND LANDING

With; Painted balustrade; Carpet flooring; Ceiling light point; Loft hatch access; Solid doors to the three bedrooms, the family bathroom and the storage cupboard;

OUTSIDE

Comprising of; Attractive front garden with a decorative central planting area; A long side drive providing ample off road parking for several vehicles; Artificial lawn area to the rear with a patio seating area to the bottom, ideal for entertaining; Fence borders to three aspects;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make

the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

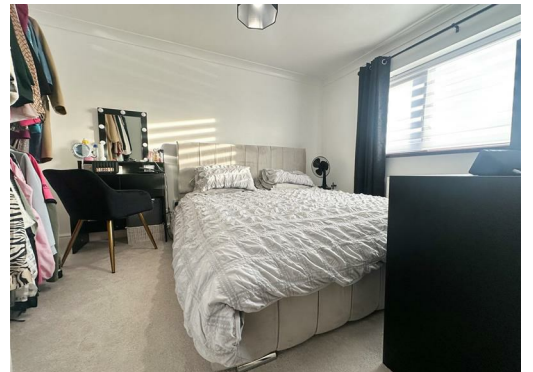
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





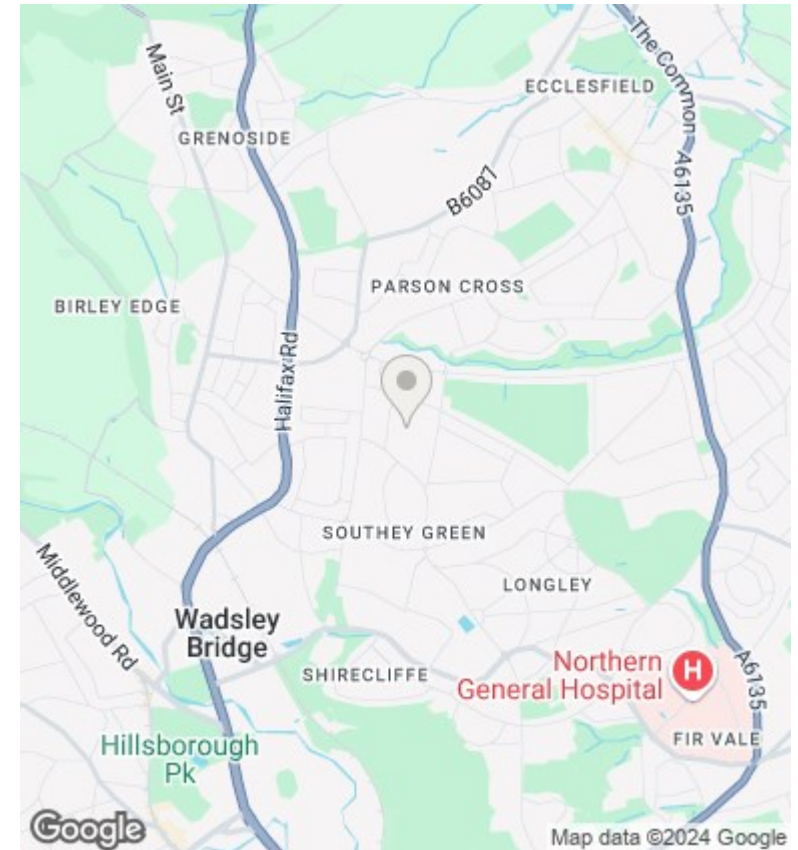
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC