

FREEHOLD



House

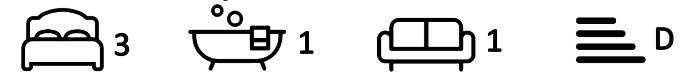
**3 LISTER DRIVE,  
SHEFFIELD, S12 3FW**

Guide price

**£200,000**

**FEATURES**

- Three bedroom semi detached
- Kitchen/dining room with off shot utility and W/C
- Opportunity to convert the basement (subject to planning permission)
- Sizable, enclosed rear garden with brand new fence



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MORE THAN JUST AN ESTATE AGENT

# 3 Bedroom House located in Sheffield

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Guide price £200,000 - £210,000

Set within a highly sought-after location, this spacious three-bedroom home offers fantastic scope for further extension. It also features a basement with its own private entrance, which—subject to the appropriate planning permissions—could be converted into additional living space, making it an excellent option for those looking to expand.

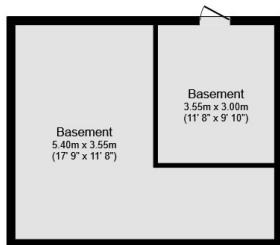
The property boasts an open-plan kitchen and dining area, perfectly suited to modern living, along with a separate utility room, W/C, and generous storage throughout. The bright and airy lounge benefits from dual-aspect windows, creating a welcoming space ideal for both relaxing and entertaining. The well-proportioned bedrooms provide versatility for family life, home working, or guest accommodation, while the conveniently located bathroom features a four-piece suite for added comfort.

Well presented and carefully maintained, the home has undergone significant upgrades in recent years, including a new roof, fascias, soffits, and double-glazed windows, all completed within the last eight years.

Council Tax Band

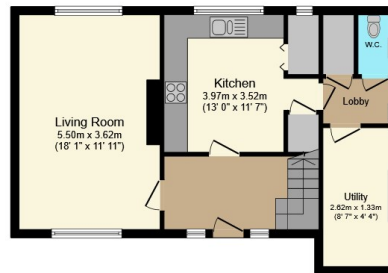
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## 3 Lister Drive, Sheffield, S12 3FW



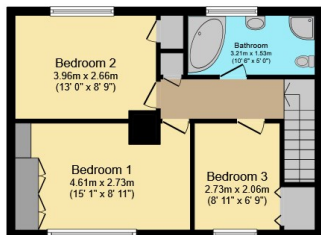
Basement

Floor area 36.6 sq.m. (394 sq.ft.)



Ground Floor

Floor area 53.8 sq.m. (579 sq.ft.)

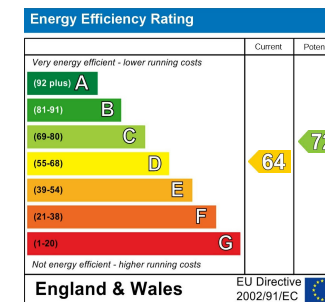


First Floor

Floor area 42.3 sq.m. (455 sq.ft.)

Total floor area: 132.7 sq.m. (1,428 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

