



137 Lingfoot Crescent, Sheffield, S8 8DA

Saxton Mee

137 Lingfoot Crescent

£160,000

Perfect for the first time buyer, young family or investor is this well presented three bedroomed end town house which is well located within this popular development which is well placed for a host of local amenities including Meadowhead School, the ring road, Graves leisure complex and St James retail park.

Offered for sale with no upward chain the nicely proportioned accommodation offers uPVC double glazing and gas fired central heating via a Valliant central heating boiler and briefly comprises: entrance porch/utility, hall, inner hall with downstairs WC, good size living/dining room with French doors to the garden and patio, well equipped kitchen with integrated appliances. First floor landing with two double bedrooms (one with built in wardrobes) and large single bedroom three again with fitted wardrobe, shower room with a white suite.

Low maintenance rear garden with patio and decking, lawn to the side with screening leylandii



- Perfect for the first time buyer, young family or investor
- No upward chain
- uPVC double glazing and gas central heating with combination boiler
- Good plot with patio to the rear and lawn to the side
- Three nicely proportioned bedrooms
- Large entrance porch/utility
- Close to a range of good amenities
- EPC: D
- Council Tax Band
- Tenure:



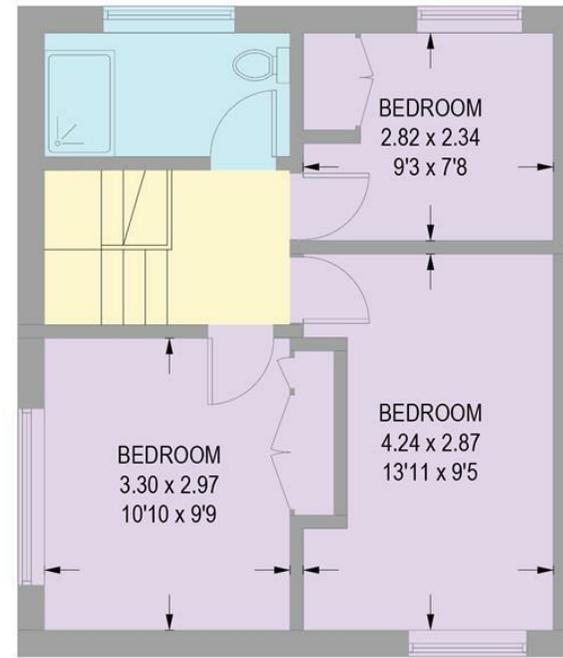


137 LINGFOOT CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 88.3 SQ M / 950 SQ FT



GROUND FLOOR
49.2 SQ M / 529 SQ FT



FIRST FLOOR
39.1 SQ M / 421 SQ FT

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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