



126 Lingfoot Crescent, Sheffield, S8 8DB

Saxton Mee

# 126 Lingfoot Crescent

## £175,000

A surprisingly spacious and affordable three bedroomed mid town house situated on the edge of this popular residential area with there being a host of local amenities close by including sports club, St James Retail Park and the ever popular Graves Park.

The property offers gas central heating via an Ideal combination boiler (which is serviced annually) and uPVC double glazing with the accommodation briefly comprising: entrance porch with ample storage space, entrance hall with stairs rising to the first floor and downstairs WC. Large through living/dining room with sliding patio doors onto the rear garden, recently fitted kitchen with a range of integrated appliances and pantry store cupboard. First floor landing off which opens three good size bedrooms (all with fitted or built in wardrobes) and a modern family shower room.

Block paved off road parking to the front with path and flower beds. To the rear is a generous garden having a paved patio, rockery, lawn and shrub beds. There is an external garden store.

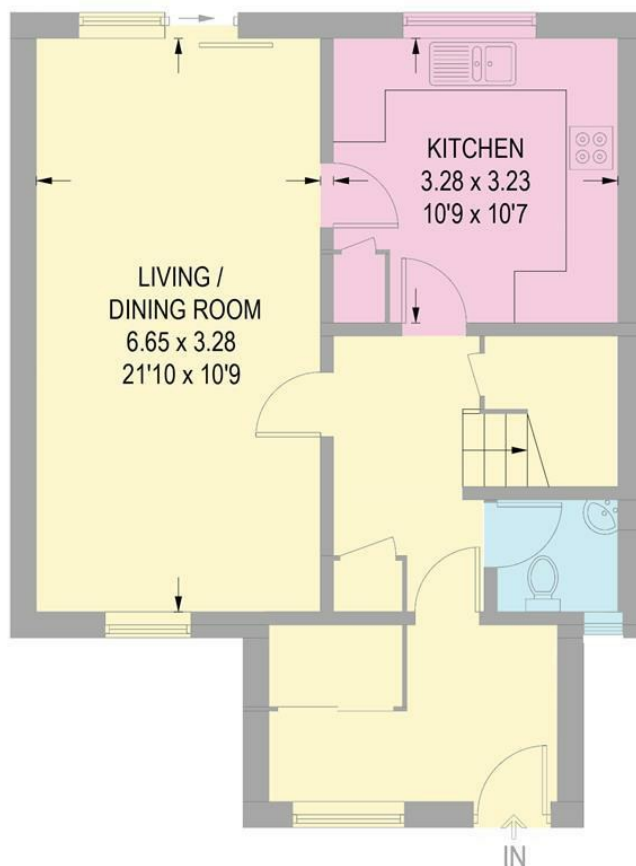


- Spacious mid town house ideal for the first time buyer or young family
- Three good size bedrooms
- Downstairs porch, hall and WC
- Through living/dining room with doors onto the garden
- Gas fired combination boiler and uPVC double glazing
- Relatively new fitted kitchen with integrated appliances
- Modern shower room
- Off road parking
- Close to shops, parks and sports clubs
- EPC: D Council Tax Band A - Tenure:

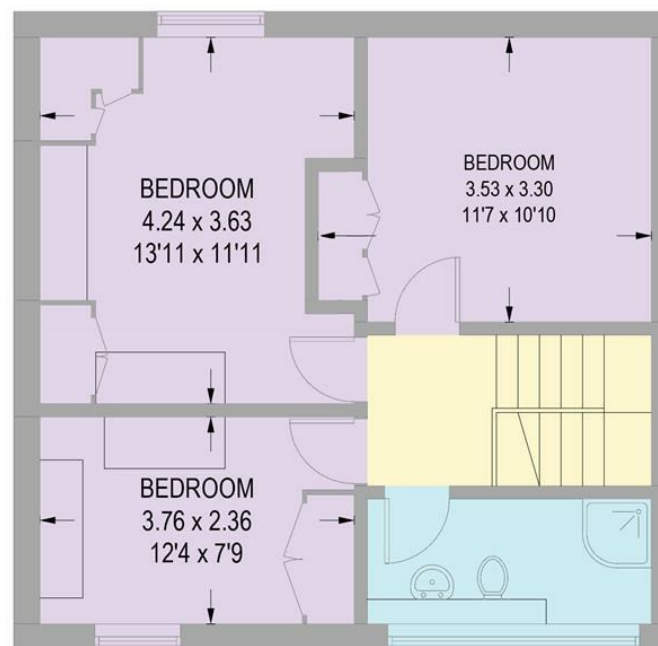


# 126 LINGFOOT CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 100.8 SQ M / 1,085 SQ FT



**GROUND FLOOR**  
**52.5 SQ M / 565 SQ FT**



**FIRST FLOOR**  
**48.3 SQ M / 520 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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