



## Lingfoot Crescent, Sheffield

Offers in the Region of £160,000

- Contemporary THREE BEDROOM Mid-Terrace • Significantly Modernised Under Current Ownership • New Boiler Installed in 2022, with Approximately 6 Years Remaining on the Warranty • Off-Street Parking for One Vehicle • Low Maintenance, Two-Tiered Rear Garden • Enjoying Easy Access to Local Conveniences, Leisure Facilities, Dining Options, & Reputable Schools for All Age Groups • Excellent Road & Rail Links to Sheffield City Centre & Chesterfield



We are delighted to welcome this contemporary THREE BEDROOM mid-terrace to the market, presenting an ideal opportunity for first-time buyers or investors. Significantly modernised under current ownership, the deceptively spacious living accommodation briefly comprises a porch & utility area, inner entrance hall, modern kitchen enjoying integrated appliances, light flooded lounge diner, handy ground floor WC, master bedroom comfortably furnished with a king-size bed, two further bedrooms, and a well-appointed family bathroom. Outside, a driveway caters for one vehicle, whilst a low maintenance, two-tiered garden resides to the rear. Enjoying a prime location in Jordanthorpe, 144 Lingfoot Close graces its owner with a wealth of amenities, leisure facilities, dining options, and reputable schools in its locality, with excellent road and rail links to Sheffield City Centre and Chesterfield. St. James Retail Park, Sheffield's newest shopping destination is within easy reach, both by car and on foot.



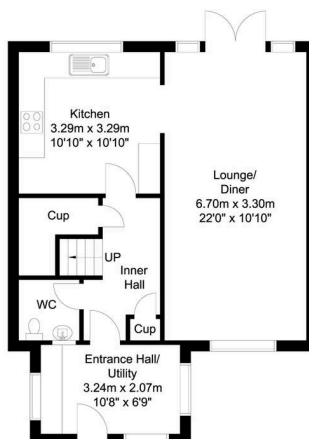
Council Tax band: A

Tenure: Freehold

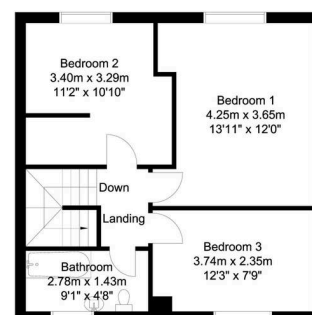
EPC Energy Efficiency Rating: D



Ground Floor  
52 sq m/559.72 sq ft  
Approx.



First Floor  
45 sq m/484.37 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/measure if quoted on this plan. ©PJ Property Services @2020