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12 Lytton Avenue, Sheffield

Sheffield

In Excess of £175,000

# 12 Lytton Avenue

Sheffield, Sheffield

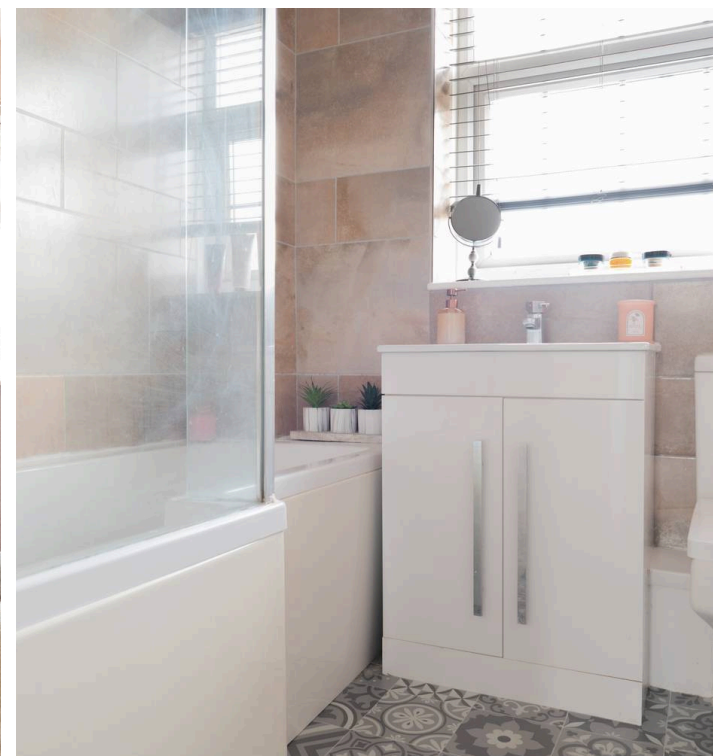
Located on this quiet no through road in Southey Green is this three bedroomed semi-detached property with a superb, enclosed rear garden.

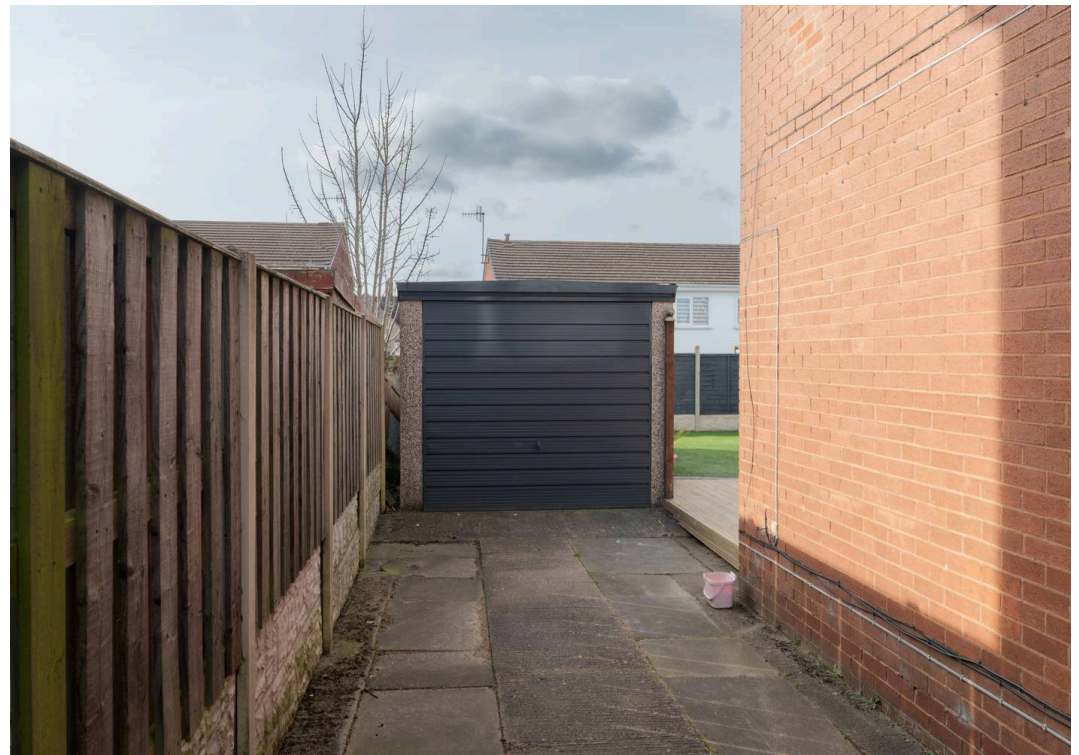
Number 12 is situated close to local schools including Southey Green Primary School and Chaucer School, along with the benefit of being a short stroll from numerous local amenities and green spaces such as Parson's Cross Park making it the ideal location for first time buyers or young families alike. Briefly consisting of a kitchen, lounge/diner, 2 double bedrooms, a single bedroom and a bathroom. To the front is easy and convenient parking both on the driveway and on street. It is easy to say that viewing is essential to see the full potential on offer at this freehold property.

Council Tax band: A

Tenure: Freehold

- THREE BEDROOMED SEMI DETACHED PROPERTY
- IDEAL HOME FOR FIRST TIME BUYERS OR YOUNG FAMILIES ALIKE
- LOCATED CLOSE TO LOCAL AMENITIES THROUGHOUT SOUTHEY GREEN
- PARSONS CROSS PARK AND OTHER GREEN SPACES A SHORT STROLL AWAY
- FREEHOLD PROPERTY AND COUNCIL TAX BAND A £1,516
- LOCAL SCHOOLING CATCHMENT INCLUDING SOUTHEY GREEN PRIMARY SCHOOL AND CHAUCER SCHOOL
- SUPERB REAR ENCLOSED GARDEN
- EASY AND CONVIENENT PARKING VIA THE AMPLE DRIVEWAY
- EPC RATING CURRENT: C AND POTENTIAL: B
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL





### Garage

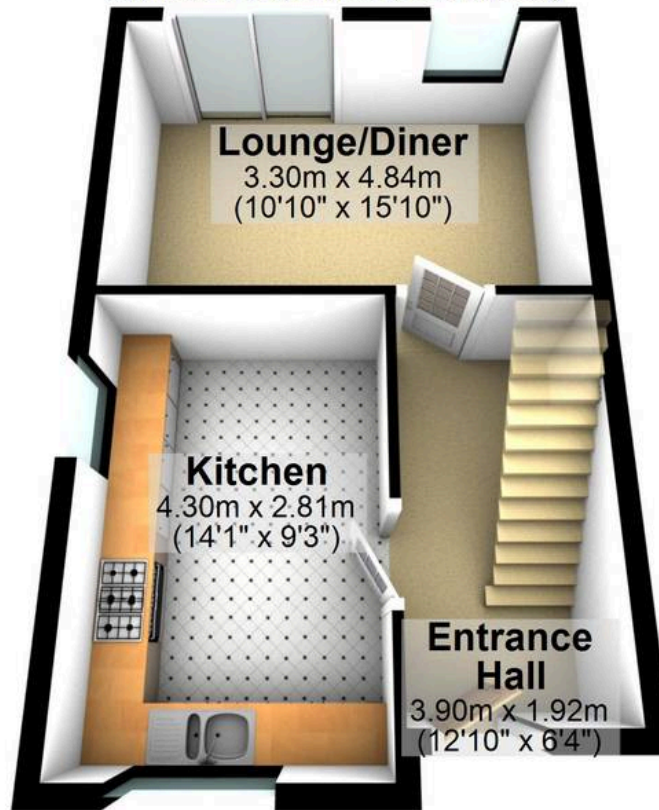
Approx. 12.4 sq. metres (133.0 sq. feet)



**Garage**  
4.81m x 2.57m  
(15'9" x 8'5")

### Ground Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



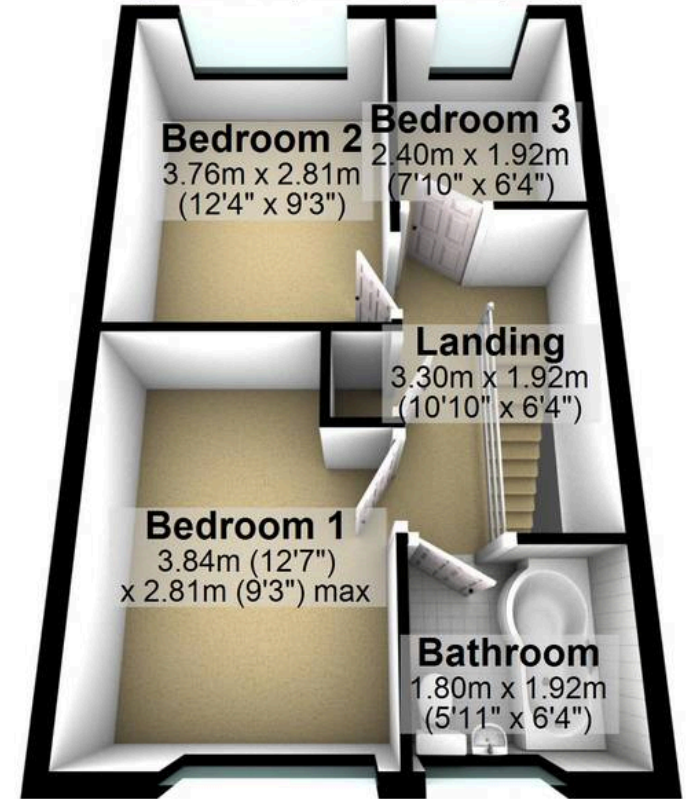
**Lounge/Diner**  
3.30m x 4.84m  
(10'10" x 15'10")

**Kitchen**  
4.30m x 2.81m  
(14'1" x 9'3")

**Entrance Hall**  
3.90m x 1.92m  
(12'10" x 6'4")

### First Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



**Bedroom 2**  
3.76m x 2.81m  
(12'4" x 9'3")

**Bedroom 3**  
2.40m x 1.92m  
(7'10" x 6'4")

**Landing**  
3.30m x 1.92m  
(10'10" x 6'4")

**Bedroom 1**  
3.84m (12'7")  
x 2.81m (9'3") max

**Bathroom**  
1.80m x 1.92m  
(5'11" x 6'4")

Total area: approx. 86.0 sq. metres (925.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.