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**1 Winchester Avenue, Lodge Moor**

Sheffield

Guide Price **£475,000**



# 1 Winchester Avenue

Lodge Moor, Sheffield

This beautiful, three bedroomed detached family home is ideally located in the heart of ultra-popular residential suburb of Lodge Moor. Totalling an impressive 1,245 sq ft of light and bright accommodation this superb property briefly consists of a spacious front lounge, dining room, kitchen, rear conservatory, three double bedrooms, family bathroom and downstairs w/c. To the outside is a stunning, deceptively large garden providing a fantastic space for outdoor activities and entertaining. To the side is off road parking via the driveway and garage. Benefitting from being in close proximity of brilliant green spaces including Fox Hag Nature Reserve and Redmires Reservoir. Local schooling catchments include Hallam Primary School and King Edwards Secondary. VALUER- BEN WHITEHORNE

Council Tax band: D

Tenure: Leasehold

- THREE BEDROOMED DETACHED FAMILY HOME
- HEART OF THE WELL SOUGHT AFTER LODGE MOOR
- STUNNING, DECEPTIVELY LARGE FAMILY GARDEN
- CLOSE PROXIMITY TO FANTASTIC GREEN SPACES
- AMPLE OFF ROAD PARKING TO THE SIDE OF THE PROPERTY
- LOCAL SCHOOLING CATCHMENT INCLUDING HALLAM PRIMARY SCHOOL
- 1,245 SQ FT OF LIGHT AND BRIGHT ACCOMMODATION
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- PERFECT HOME FOR THE GROWING FAMILY MARKET
- LEASEHOLD PROPERTY AND COUNCIL TAX BAND D









### Outbuilding

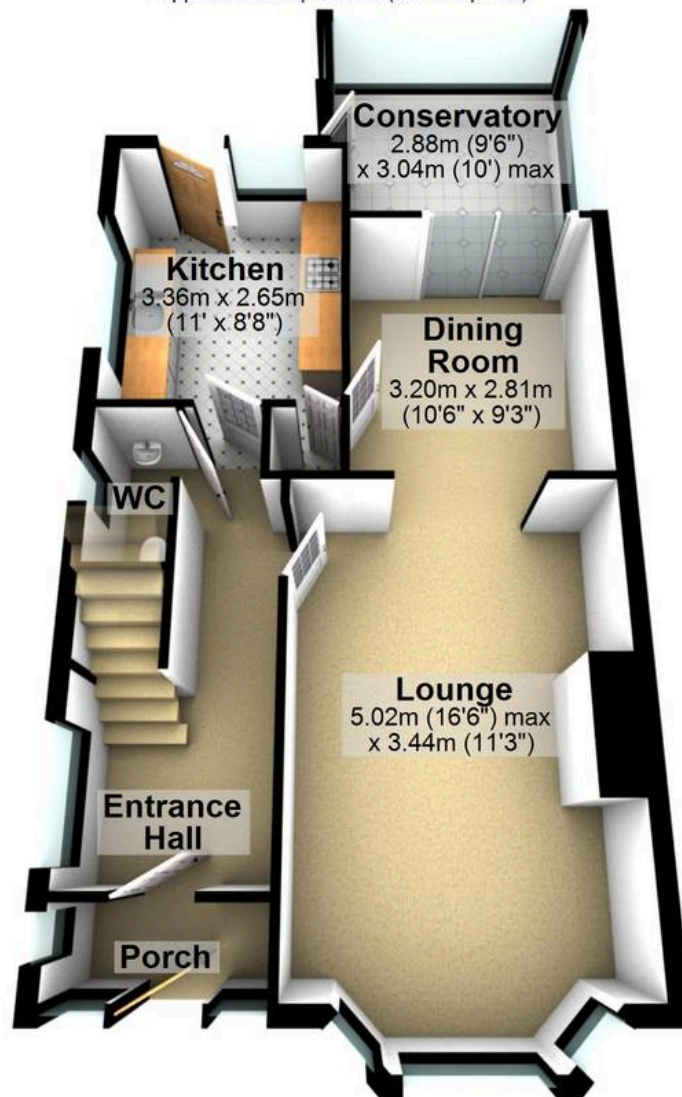
Approx. 12.7 sq. metres (136.4 sq. feet)



**Garage**  
4.73m x 2.68m  
(15'6" x 8'10")

### Ground Floor

Approx. 58.3 sq. metres (627.9 sq. feet)



**Conservatory**  
2.88m (9'6")  
x 3.04m (10') max

**Kitchen**  
3.36m x 2.65m  
(11' x 8'8")

**Dining Room**  
3.20m x 2.81m  
(10'6" x 9'3")

**Lounge**  
5.02m (16'6") max  
x 3.44m (11'3")

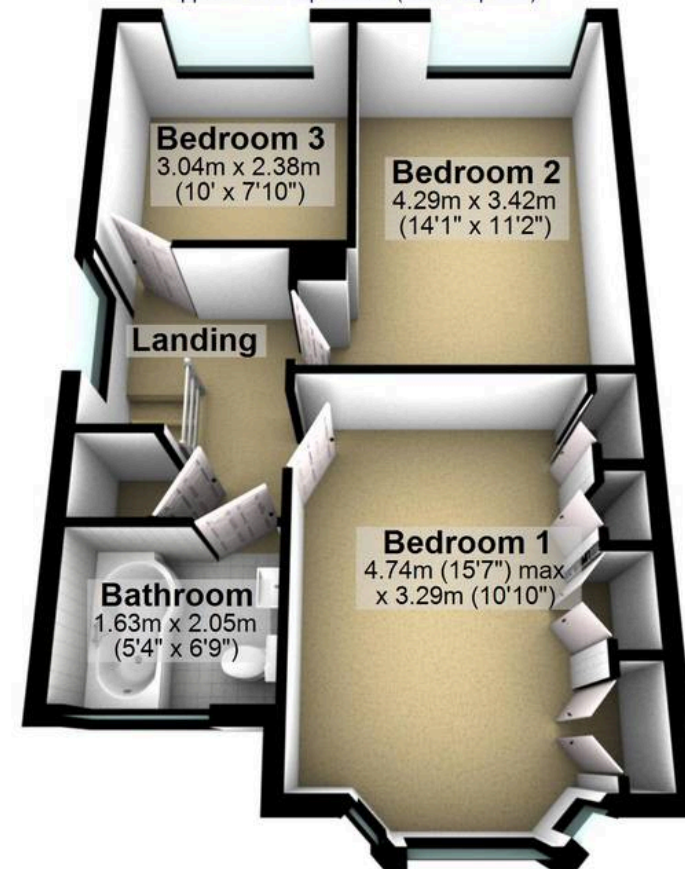
**Entrance Hall**

**Porch**

**WC**

### First Floor

Approx. 44.7 sq. metres (480.6 sq. feet)



**Bedroom 3**  
3.04m x 2.38m  
(10' x 7'10")

**Bedroom 2**  
4.29m x 3.42m  
(14'1" x 11'2")

**Bedroom 1**  
4.74m (15'7") max  
x 3.29m (10'10")

**Bathroom**  
1.63m x 2.05m  
(5'4" x 6'9")

**Landing**

Total area: approx. 115.7 sq. metres (1245.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.