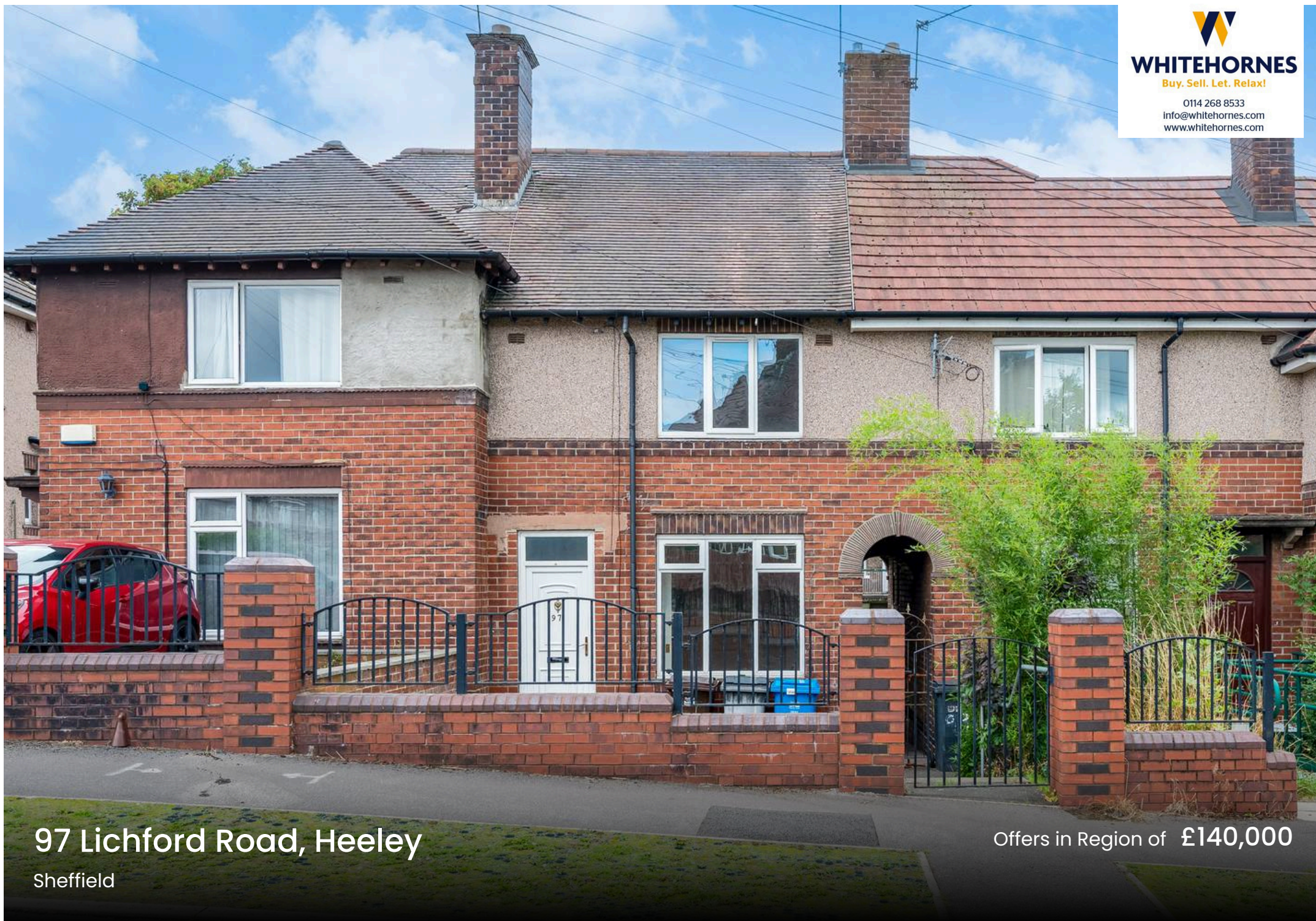




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97 Lichford Road, Heeley

Sheffield

Offers in Region of **£140,000**

97 Lichford Road

Heeley, Sheffield

Presenting this well-proportioned two-bedroom mid-terraced property, situated in the sought-after heart of Heeley. This freehold home (Council Tax Band A, EPC Rating C) is ideal for first-time buyers or buy-to-let investors, offering a fantastic opportunity to secure a property in a popular residential area. The house features a freshly replastered and neutrally decorated interior, complemented by new flooring and carpets throughout, providing a perfect blank canvas for you to add your own personal touch. The spacious living accommodation is arranged to maximise natural light and comfort, with well-sized bedrooms and a contemporary feel throughout. The property benefits from ample on-street parking and is within close proximity to a wide range of amenities in both Heeley and Gleadless, ensuring convenience for daily living. It also falls within the catchment area for reputable local schools, including Arbourthorne Community Primary School, making it a practical choice for families. Offered to the market with no onward chain and vacant possession, this property represents an excellent opportunity for a swift and hassle-free move. Early viewing is essential to fully appreciate the potential and quality on offer in this appealing home.

Council Tax band: A

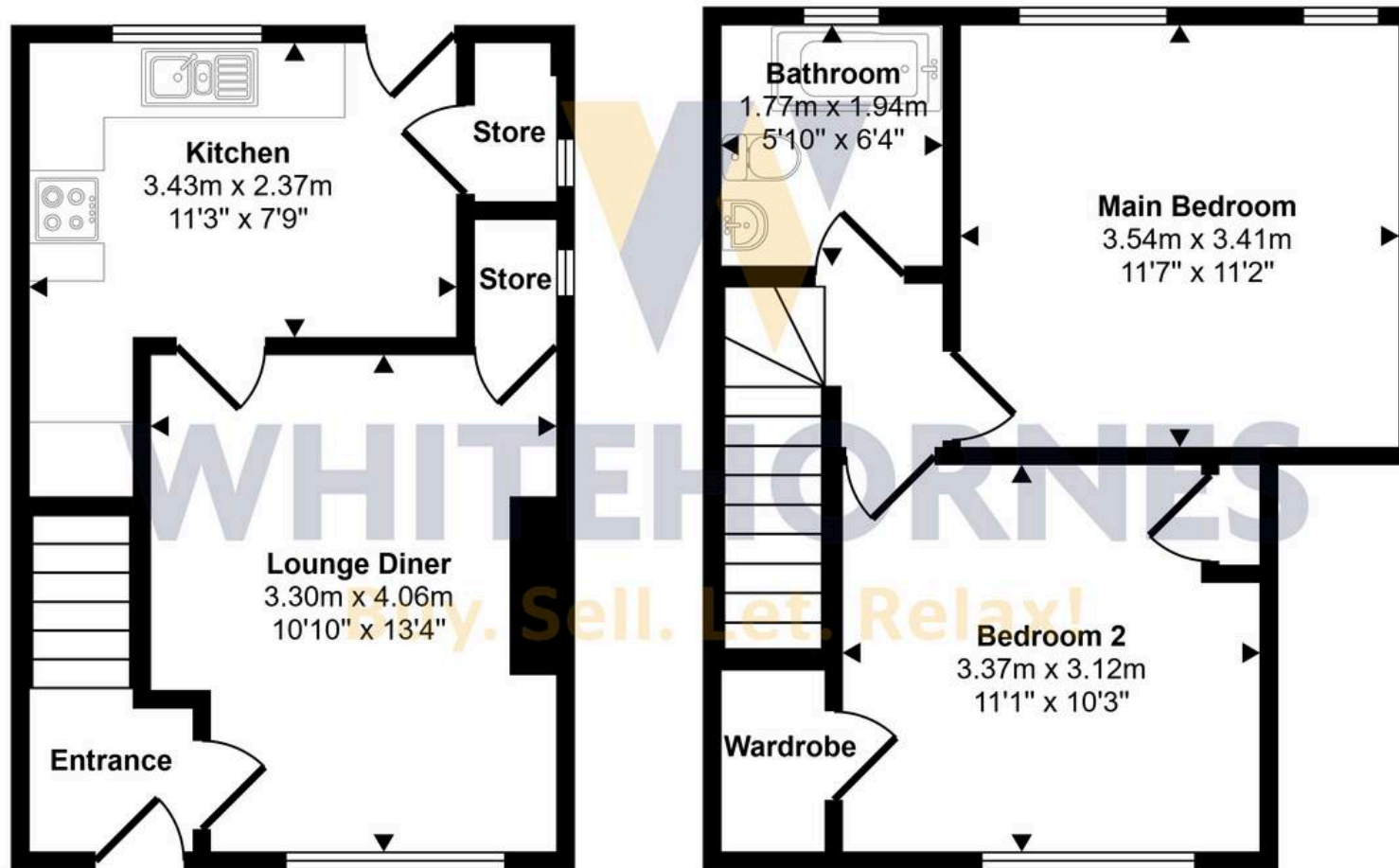
Tenure: Freehold

- TWO BEDROOMED 1960s MID-TERRACED PROPERTY IN THE HEART OF POPULAR HEELEY
- IDEAL FOR FIRST TIME BUYERS OR BUY-TO-LET INVESTORS
- LARGE REAR GARDEN AND AMPLE ON STREET PARKING





Approx Gross Internal Area
60 sq m / 651 sq ft



Ground Floor

Approx 28 sq m / 300 sq ft

First Floor

Approx 33 sq m / 351 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.