



## 14 LINDALE CLOSE SHEFFIELD, S25 4FD

**£130,000**  
**FREEHOLD**

The property is a three-bedroom, semi-detached house situated in a much sought-after location. The accommodation briefly comprises an entrance hallway, an open-plan living and dining room, a conservatory, and a kitchen. To the first floor there are three bedrooms and a family shower room. Externally, the property benefits from gardens to the front and rear, a block-paved driveway, and a detached garage. The property is in need of some modernisation, offering a fantastic opportunity for a buyer to create their ideal home.

**Kendra  
Jacob**

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# 14 LINDALE CLOSE

- Three bedroom semi detached family home
- Situated in a much sought after location
- Entrance hallway leading to an open plan living/dining room
- Conservatory off the dining room
- Fitted kitchen with space for appliances
- Three well proportioned bedrooms on the first floor
- Modern family shower room
- Gardens to the front and rear
- Block paved driveway proving parking for several vehicles, detached garage
- Potential for modernisation throughout



## ENTRANCE HALLWAY

A front-facing entrance door opens into this spacious entrance hallway. A staircase rises to the first-floor landing, and a door provides access to the open-plan living and dining room.

## LIVING DINING ROOM

A generously sized living and dining room. The living area features a front-facing UPVC double-glazed window, coving to the ceiling, a central heating radiator, a feature fireplace, and laminated wood flooring that continues through into the dining area. The dining area has a central heating radiator and patio doors leading into the conservatory.

## CONSERVATORY

The conservatorium has UPVC double-glazed windows and patio doors opening onto the rear garden, and benefits from tiled flooring.

## KITCHEN

The kitchen is fitted with a range of wall and base units with complimentary work surfaces, incorporating a sink unit with a mixer tap. It has an electric fan-assisted oven, a ceramic hob with an electric extractor fan, and space for freestanding appliances. The walls are partially tiled, and there is a rear-facing UPVC double-glazed window and an entrance door leading out to the back garden.

## FIRST FLOOR LANDING

The first-floor landing has a side-facing UPVC double-glazed window and doors giving access to three well-proportioned bedrooms and the family shower room.

## BEDROOM ONE

A spacious master bedroom featuring a front-facing UPVC double-glazed window and a central heating radiator.

## BEDROOM TWO

A good-sized second double bedroom with a rear-facing UPVC double-glazed window and a central heating radiator.

## BEDROOM THREE

A good-sized third bedroom with a front-facing UPVC double-glazed window and a central heating radiator.

## FAMILY SHOWER ROOM

A modern shower room comprising a walk-in shower unit with an electric overhead shower, a vanity hand washbasin, and a low-level WC. It is fully tiled to the walls and floor, and includes a chrome heated towel radiator and a rear-facing obscure UPVC double-glazed window.

## EXTERIOR

To the front of the property is a garden, mainly laid to lawn with flower and shrub borders. A long block-paved driveway leads to gates that provide access to the rear of the property and the detached garage. To the rear is an enclosed garden, predominantly laid to lawn with flower and shrub borders.

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## ADDITIONAL INFORMATION

**Local Authority** – Rotherham

**Council Tax** – Band B

**Viewings** – By Appointment Only

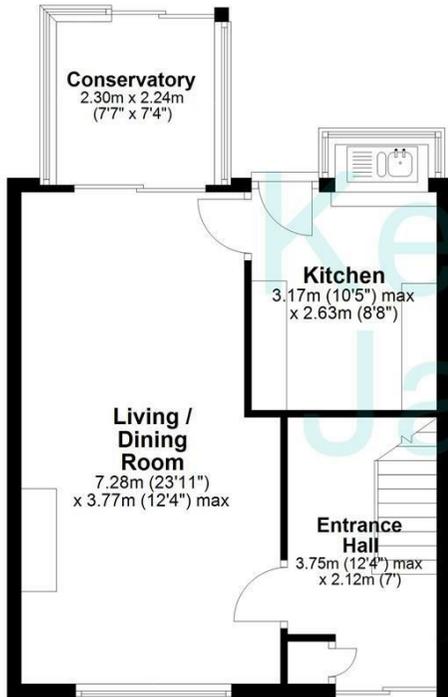
**Floor Area** – 964.90 sq ft

**Tenure** – Freehold



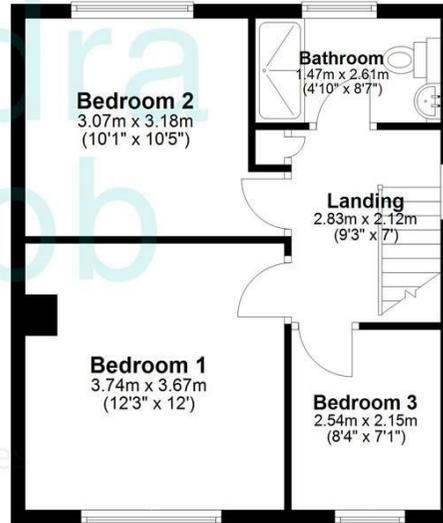
### Ground Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 89.6 sq. metres (964.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



| Energy Efficiency Rating                    |              | Current    | Potential |
|---|--------------|------------|-----------|
| Very energy efficient - lower running costs |              |            |           |
| (92 plus) <b>A</b>                          |              |            |           |
| (81-91) <b>B</b>                            |              |            |           |
| (69-80) <b>C</b>                            |              |            |           |
| (55-68) <b>D</b>                            |              |            |           |
| (39-54) <b>E</b>                            |              |            |           |
| (21-38) <b>F</b>                            |              |            |           |
| (1-20) <b>G</b>                             |              |            |           |
| Not energy efficient - higher running costs |              |            |           |
| <b>England &amp; Wales</b>                  | EU Directive | 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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